



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Action Minutes - Final - Final Planning Board

Thursday, July 16, 2015

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 at 305-809-1000 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 3 - Mr. Browning, Ms. Spottswood, and Ms. Tennyson

Present 4 - Mr. Gilleran, Mr. Holland, Mr. Pike, and Chairman Klitenick

Approval of Agenda

It was moved by Sam Holland, seconded by Jim Gilleran to approve the agenda as presented. The motion passed by an unanimous vote.

Approved

Approval of Minutes

May 21, 2015

Attachments: [May 21, 2015](#)

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

Resolutions

Old Business

1

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 Mr. Gilleran, seconded by Mr. Holland, that the Resolution be Passed with Conditions. The motion carried by the following vote:

- Absent:** 3 - Mr. Browning, Ms. Spottswood, and Ms. Tennyson
Yes: 4 - Mr. Gilleran, Mr. Holland, Mr. Pike, and Chairman Klitenick

2

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

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

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

- Absent:** 3 - Mr. Browning, Ms. Spottswood, and Ms. Tennyson
Yes: 4 - Mr. Gilleran, Mr. Holland, Mr. Pike, and Chairman Klitenick

3

Variances - 1028-1030 Truman Avenue (RE # 00033280-000000; AK # 1034045) - A request for variance approval to allow for the substitution of nine (9) bicycle parking spaces for the two (2) vehicular parking spaces required as well as variances to 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, 108-574 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](#)

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

- Absent:** 3 - Mr. Browning, Ms. Spottswood, and Ms. Tennyson

Yes: 4 - Mr. Gilleran, Mr. Holland, Mr. Pike, and Chairman Klitenick

New Business

- 4** **Conditional Use - 1100 Truman Avenue (RE # 00033290-000100; AK # 9032222)** - A request for conditional use approval for the renovation of 850 square feet of existing commercial space for a restaurant use on property located within the Historic Neighborhood Commercial - Truman / Simonton (HNC-1) Zoning District pursuant to Sections 122-62 and 122-808(13) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Attachments: [Staff Report & Application Package \(3.60 MB\)](#)
[Noticing Package](#)

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

No: 1 - Mr. Pike

Absent: 3 - Mr. Browning, Ms. Spottswood, and Ms. Tennyson

Yes: 3 - Mr. Gilleran, Mr. Holland, and Chairman Klitenick

- 5** **After-the-Fact Variance - 3802 Eagle Avenue (RE # 00052010-000000; AK # 1052655)** - A request for an after-the-fact variance in order to maintain a gate house on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 90-395 and 122-1181 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](#)

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

Absent: 3 - Mr. Browning, Ms. Spottswood, and Ms. Tennyson

Yes: 4 - Mr. Gilleran, Mr. Holland, Mr. Pike, and Chairman Klitenick

- 6** **Variance - 3226 Eagle Avenue (RE # 00052890-001400; AK # 8748094)** - A request for variances to the minimum front, side and rear yard setbacks and maximum building coverage in order to construct a 58.33-square-foot storage addition on property located within the Medium Density Residential (MDR) Zoning District pursuant to Sections 90-395, 122-270(4)a.1. and 122-270(6)a.1., 2. and 3. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

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

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

Absent: 3 - Mr. Browning, Ms. Spottswood, and Ms. Tennyson

Yes: 4 - Mr. Gilleran, Mr. Holland, Mr. Pike, and Chairman Klitenick

7

Conditional Use - 801 Eaton Street (RE # 00003340-000000; AK # 1003476) - A request for conditional use approval to allow a take-out restaurant on property located within the Historic Neighborhood Commercial - Old Town Northeast and Southeast (HNC-2) Zoning District pursuant to Sections 122-62 and 122-838(9) 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 7.13.15](#)

Meeting went into Recess

Meeting Reconvened

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

Absent: 3 - Mr. Browning, Ms. Spottswood, and Ms. Tennyson

Yes: 4 - Mr. Gilleran, Mr. Holland, Mr. Pike, and Chairman Klitenick

8

Transient License Transfer - From 1907 & 1913 Venetia Street (formerly RE # 00063400-000000 AK # 1063835), **To 716 Duval Street** (RE # 00016120-000000; AK # 1016501) - A request for Transient License Transfer of two unassigned transient licenses originating from properties located in the Limited Commercial (CL) zoning district to property located within the Duval Street Gulfside (HRCC-1) zoning district pursuant to Section 122-1339(a) & (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](#)

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

Absent: 3 - Mr. Browning, Ms. Spottswood, and Ms. Tennyson

Yes: 4 - Mr. Gilleran, Mr. Holland, Mr. Pike, and Chairman Klitenick

9

Variance - 111 Whitehead Street (RE # 00000660-000000, AK # 1000671) - A request for a variance approval to minimum side yard setback requirements 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: [Staff Report & Application Package](#)
 [Noticing Package](#)

Postponed at the request of Staff to August 20, 2015.

10

Variance - 2900 North Roosevelt Boulevard (RE # 00065640-000000, AK # 1068403) - A request for a variance approval to minimum side yard setback requirements in order to construct a concrete pad for an emergency generator at an existing commercial building on property located within General Commercial (CG) Zoning District pursuant to Sections 90-395 and 122-420 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

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

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

Absent: 3 - Mr. Browning, Ms. Spottswood, and Ms. Tennyson

Yes: 4 - Mr. Gilleran, Mr. Holland, Mr. Pike, and Chairman Klitenick

11

Variance - 817 Eaton Street (RE # 00003020-000102, 00003020-000104 AK # 9075210, 9075232) - A request for a variance approval to minimum side yard setback requirements, maximum building coverage requirements, maximum impervious surface requirements and minimum open space requirements in order to reconstruct an existing wood deck and exterior stair on an existing residential building on property located within Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-600 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 Package](#)
 [Noticing Package](#)

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

Absent: 3 - Mr. Browning, Ms. Spottswood, and Ms. Tennyson

Yes: 4 - Mr. Gilleran, Mr. Holland, Mr. Pike, and Chairman Klitenick

12

Variance - 618 Free School Lane (RE # 00009000-000000; AK # 1009261) - A request for variance to the minimum side yard setback in order to construct a single-family residence 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](#)
 [PUBLIC COMMENTS REVISED 7.16.15](#)

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

Absent: 3 - Mr. Browning, Ms. Spottswood, and Ms. Tennyson

Yes: 4 - Mr. Gilleran, Mr. Holland, Mr. Pike, and Chairman Klitenick

Reports

Minor Modification to Major Development Plan - Truman Waterfront Park

Attachments: [Minor Modification to Major Development Plan - Truman Waterfront Park](#)

Adjournment

8:13 PM