

City of Key West, FL

Old City Hall 510 Greene Street Key West FL 33040

Action Minutes - Final - Final Planning Board

Thursday, February 21, 2013

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 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Call Meeting To Order

6:00PM

Pledge of Allegiance to the Flag

Roll Call

Absent 2 - Mr. Browning, and Mr. Holland

Present 5 - Mr. Gilleran, Mr. Oropeza, Ms. Tennyson, Vice Chair Root, and Chairman Klitenick

Approval of Agenda

Approval of Minutes

January 17, 2013 Draft Minutes

Attachments: January 17, 2013 DRAFT Minutes

Postponed

Resolutions

Old Business

Modification to a Major Development Plan & Conditional Use - 512 Greene Street (RE# 00001170-000000) - A request for Modifications to a Major Development Plan and

Conditional Use approval via City Commission Resolution 11-274 to alter the layout of the commercial floor area, reduce retail space and convert retail area to mixed retail and bar/lounge consumption area for property located in the Historic Residential Commercial Core Gulf Side (HRCC-1) zoning district per Section 108-91C(3) and (4) and Section 122-688(9) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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Attachments: Resolution

Executive Summary

Planning Board Resolution 2013-04

Planning Board Package

Site Plans

A motion was made by Vice Chair Root, seconded by Mr. Oropeza, that the Resolution be Passed. The motion carried by the following vote.

Absent: 2 - Mr. Browning, and Mr. Holland

Yes: 5 - Mr. Gilleran, Mr. Oropeza, Ms. Tennyson, Vice Chair Root, and Chairman

Klitenick

New Business

2

Administrative Variance Ordinance - Consideration of a resolution of the City of Key West recommending an ordinance to the City Commission amending Chapter 90 of the Code of Ordinances entitled "Administration" by amending Section 90-392 and by adding Section 90-398 to authorize the Planning Director to issue administrative variances; establishing a procedure for providing notice to adjoining property owners of the Planning Director's intent to issue an administrative variance; establishing criteria for the issuance of administrative variances; establishing a procedure for public hearings on applications for administrative variances; amending Chapter 122 entitled "Zoning" by amending Section 122-28 and adding Section 122-32(g) for establishing procedures for nonconformities; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

<u>Attachments:</u> Executive Summary

PB Res 2013-32 Adminstrative Variance

Exhibit 1 Timeline

Planning Board Package

Background Information-Variance Review

Backup Info-Variances 2011 & 2012

City Code-Variances-90-391

Monroe County Code-Administrative Variances

Monroe County-Property Notification Letter

A motion was made by Mr. Gilleran, seconded by Mr. Oropeza, that the Resolution be Passed. The motion carried by an unanimous vote.

Absent: 2 - Mr. Browning, and Mr. Holland

Yes: 5 - Mr. Gilleran, Mr. Oropeza, Ms. Tennyson, Vice Chair Root, and Chairman

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After-the-Fact Variance - 510 Margaret Street (RE# 00008220-000000) - A request for side yard setback to allow for a cooling condenser unit ("AC Unit") in the HHDR zoning

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district per Section 90-391, Section 122-630(6)b of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: 510 Margaret

A motion was made by Mr. Gilleran, seconded by Ms. Tennyson, that the Resolution be Passed. The motion carried by a unanimous vote.

Recuse: 1 - Mr. Oropeza

Absent: 2 - Mr. Browning, and Mr. Holland

Yes: 4 - Mr. Gilleran, Ms. Tennyson, Vice Chair Root, and Chairman Klitenick

Exception for Outdoor Merchandise Display - 628 Duval Street (aka 626 Duval Street RE# 00012480-000000) - A request to allow the display of merchandise sold in-store in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: 628 Duval

Public Comment

A motion was made by Mr. Gilleran, seconded by Ms. Tennyson, that the Resolution be Passed. The motion carried by an unanimous vote.

Absent: 2 - Mr. Browning, and Mr. Holland

Yes: 5 - Mr. Gilleran, Mr. Oropeza, Ms. Tennyson, Vice Chair Root, and Chairman Klitenick

Transient License Transfer - 1105 Truman Avenue (aka 1103 Truman Avenue RE# 00021040-000100) to 506 Catherine Street (RE# 00028500-000000) - A request for a Transient License Transfer from property in the HNC-1 zoning district to property in the HRCC-3 zoning district per Section 122-1339(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: 1105 Truman - 506 Catherine

A motion was made by Mr. Oropeza, seconded by Vice Chair Root, that the Resolution be Passed. The motion carried by an unanimous vote.

Absent: 2 - Mr. Browning, and Mr. Holland

Yes: 5 - Mr. Gilleran, Mr. Oropeza, Ms. Tennyson, Vice Chair Root, and Chairman Klitenick

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Special Exception Request- 420 Eaton Street (aka 400 Duval Street RE# 00006580-000000) - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church for property located within the HRCC-1 zoning district, pursuant to Section 18-28 (b)(2) of the Code of Ordinances of the City of Key West.

Attachments: 420 Eaton

Public Comments

A motion was made by Mr. Gilleran, seconded by Mr. Oropeza, that the

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Resolution be Passed. The motion carried by an unanimous vote.

Absent: 2 - Mr. Browning, and Mr. Holland

Yes: 5 - Mr. Gilleran, Mr. Oropeza, Ms. Tennyson, Vice Chair Root, and Chairman

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Landscape Waiver - Fort Street Parking Lot (RE# 00001630-000801) - A request to waive the landscape requirements of Section 108-347 for required screening for parking lots for property located in the HPS-1 zoning district per section 108-517 the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: Fort Street

A motion was made by Vice Chair Root, seconded by Ms. Tennyson, that the Planning Resolution be Passed. The motion carried by an unanimous vote.

Absent: 2 - Mr. Browning, and Mr. Holland

Yes: 5 - Mr. Gilleran, Mr. Oropeza, Ms. Tennyson, Vice Chair Root, and Chairman

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Planner's Report

Q&A - Items of interest from Planning Board

Adjournment

8:37PM