



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, January 18, 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

Roll Call

Mr. Pike arrived at 6:15 PM

Absent 2 - Mr. Browning, and Mr. Gilleran

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

Pledge of Allegiance to the Flag

Approval of Agenda

A motion was made by Mr. Ed Russo, seconded by Mr. Fredy Varela, Sr., that the Agenda be Approved as Amended, postponing Item #4 to the February 15, 2018 meeting the motion passed by an unanimous vote.

Approval of Minutes

1

December 21, 2017

A motion was made by Mr. Ed Russo, seconded by Mr. Gregory Lloyd, that the Minutes be Approved. The motion passed by an unanimous vote.

Old Business

- 2 **Variance - 217 Eanes Lane (RE # 00017980-000000) - A**
request for variances to side and rear-yard setbacks in
order to construct an in-ground swimming pool and
2-bedroom/1-bath accessory structure in the rear yard of the
property located within the Historic Residential Commercial
Core-3 (HRCC-3) 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. 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:

Absent: 3 - Mr. Browning, Mr. Pike, and Vice Chair Gilleran

Yes: 4 - Mr. Lloyd, Mr. Russo, Mr. Varela Sr., and Chairman Holland

Enactment No: PB Res 2018-01

New Business

- 3 **Amendment to Conditional Use - 529 Whitehead Street**
(RE # 00010000-000000) - A request to amend a
conditional use approval to allow commercial sales
accessory to a cultural and civic use on property located in
the Historic Residential/Office (HRO) 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. 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:

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

Yes: 4 - Mr. Lloyd, Mr. Russo, Mr. Varela Sr., and Chairman Holland

Abstained: 1 - Mr. Pike

Enactment No: PB Res 2018-02

- 4 POSTPONED BY APPLICANT - Transient Unit/License Transfer - Unit/License in Unassigned Status to 143 Simonton Street, Unit #204 (RE# 00002400-000143) - A** request to transfer one transient unit and license in unassigned status to property located within the Historic Residential Commercial Core -Duval Street Gulfside (HRCC-1) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Postponed

- 5 Variance - 1512 Ashby Street (RE # 00060750-000000; AK # 1061182) - A** request for a variance to the maximum allowable accessory structure coverage in the required rear yard and the maximum allowable building coverage in order to construct a carport on property located within the Single Family Residential (SF) 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. Lloyd, seconded by Mr. Varela, Sr. 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:

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

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

Enactment No: PB Res 2018-03

6

Variance - 811 Whitehead Street (RE # 00017070-000100; AK # 1017493) - A request for a variance to minimum open space requirements, maximum allowable building coverage, left-side setback requirement, and right-side setback requirement in order to construct a rear covered porch, an inground swimming pool, a wood deck, and a wood fence on property located within the Historic Medium Density Residential (HMDR) 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. 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:

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

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

Enactment No: PB Res 2018-04

7

Alcohol Sales Exception - 516 Fleming Street (RE # 00009530-000000) - A request for special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral property located within the Historic Residential Commercial Core (HRCC-1) 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. Lloyd, seconded by Mr. Russo, that the Board finds that all the standards set forth in code Section 18-28 B (2) have been met by the Applicant, that the Applicant has demonstrated a "Good Neighbor Policy" and that the Alcohol Sales Special Exception be Passed. The motion carried by the following vote:

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

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

Enactment No: PB Res 2018-05

8

Amendment to a Variance - 805 Olivia Street (RE # 00019930-000000) - A request for an amendment to a variance approved by Resolution 2015-27 and extended by Resolution 2017-29 for side, and rear yard setbacks in order to construct a 2 ½ story structure on property located within the Historic High Density Residential (HHDR) 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. Varela, Sr., seconded by Mr. Pike 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 Amended Variance be Passed. The motion carried by the following vote

No: 1 - Mr. Lloyd

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

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

Enactment No: PB Res 2018-06

Public Comment

Reports

Adjournment 6:45 PM