



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Action Minutes - Final - Draft Planning Board

Thursday, July 17, 2014

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 P.M.

Pledge of Allegiance to the Flag

Roll Call

Absent 1 - Chairman Gilleran

Present 6 - Mr. Browning, Mr. Holland, Mr. Pike, Ms. Spottswood, Ms. Tennyson, and Chairman Klitenick

Approval of Agenda

Approval of Minutes

April 17, 2014

A motion was made by Mr. Michael Browning, seconded by Ms. Cristy Spottswood, that the Minutes be Postponed. The motion passed by an unanimous vote.

May 15, 2014

A motion was made by Mr. Michael Browning, seconded by Ms. Cristy Spottswood, that the Minutes be Postponed. The motion passed by an unanimous vote.

June 19, 2014

Attachments: [Minutes](#)

A motion was made by Mr. Michael Browning, seconded by Ms. Cristy Spottswood, that the Minutes be Approved. The motion passed by an unanimous vote.

Resolutions

Old Business

1 **Major Development Plan & Conditional Use - 2407 North Roosevelt Boulevard (RE# 00002280-000100, AK#8890613)** - A request for Major Development Plan and Conditional Use Application and Landscape and Buffer-Yard Waiver approval to construct dockage with 79 berths in the C-OW zoning district per Section 108-91 B. 2(c) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Major Dev Plan & Conditional Use Package](#)
 [Additional Information](#)
 [Public Comments](#)

A motion was made by Mr. Michael Browning, seconded by Ms. Cristy Spottswood, that the Resolution be Postponed to August 21, 2014. The motion passed by an unanimous vote.

2 **Major Development Plan & Conditional Use Application - 1512 Dennis Street & 1515 - 1525 Bertha Street (RE#00063400-000000, AK#1063835 & RE#00063400-000100; AK#885071)** - Request for Major Development Plan and Conditional Use Application with Landscape and Buffer-Yard Waiver approval for the phased demolition and reconstruction of 7 of the 16 existing convalescent-units, construction of 7 new units and an administration building at property located in the CL zoning district per Sections 108-91(B)(2)(a)&(b) and 122-388(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Major Dev Plan & Conditional Use Pkg](#)

Absent: 1 - Mr. Gilleran

Yes: 6 - Mr. Browning, Mr. Holland, Mr. Pike, Ms. Spottswood, Ms. Tennyson, and Chairman Klitenick

Excused: 0

3 **Variances - 1512 Dennis Street & 1515-1525 Bertha Street (RE#00063400-000000, AK#1063835 & RE#00063400-000100, AK#8850701)** - A request for variances to maximum building coverage, maximum impervious surface ratio, front, side and rear-yard setback requirements for property located in the CL zoning district per Sections 90-395 & 122-390(4)a. & b., 122-390(6)a.& b. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Variance Pkg \(revised application material\)](#)

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

Absent: 1 - Mr. Gilleran

Yes: 6 - Mr. Browning, Mr. Holland, Mr. Pike, Ms. Spottswood, Ms. Tennyson, and Chairman Klitenick

Excused: 0

4 **Transient License Transfer - 1516 Dennis Street (RE #00063400-000000, AK #1063835) to 1124 Duval Street (RE #00027920-000000, AK #1028690)** - A request to transfer one transient license from property located within the Limited Commercial (CL) Zoning District to property located within the Historic Residential Commercial Core - Duval Street Oceanside (HRCC-3) Zoning District pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Mr. Michael Browning, seconded by Mr. Sam Holland, Jr., that the Resolution be Postponed to next meeting. The motion passed by an unanimous vote.

5 **Variance - 1208 Von Phister Street (RE #00040670-000000; AK #1041386)** - A request for a variance for a fence to exceed the maximum height of 6 feet on property located within the HMDR zoning district to Sections 90-395 and 122-1183 (d)(1)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: WITHDRAWN 20140711 - 1208 VonPhister

A motion was made by Mr. Michael Browning, seconded by Mr. Sam Holland, Jr., that the Resolution be Withdrawn. The motion passed by an unanimous vote.

New Business

6 **Major Development Plan - 716-718 South Street (RE # 00036870-000000, AK # 1037681)** - A request for major development plan approval for the reconstruction of 17 transient residential dwelling units on property located within the Historic Residential / Office (HRO) Zoning District pursuant to Section 108-91.A.2.(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

POSTPONEMENT REQUEST TO JULY 24, 2014

A motion was made by Mr. Michael Browning, seconded by Mr. Sam Holland, Jr., that the Resolution be Postponed to next meeting. The motion passed by an unanimous vote.

7 **Status of Nonconforming Use - 208 Telegraph Lane (RE # 00001491-000500, AK # 9100238)** - A request for hearing regarding whether a use has been abandoned on property located within the Historic Residential / Office (HRO) Zoning District pursuant to Section 122-30 of 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 Ms. Tennyson, that the Resolution be Passed. The motion carried by the following vote:

Absent: 1 - Mr. Gilleran

Yes: 6 - Mr. Browning, Mr. Holland, Mr. Pike, Ms. Spottswood, Ms. Tennyson, and Chairman Klitenick

Excused: 0

Planners Report

Q&A - Items of interest from Planning Board Members

Adjournment

7:13 PM