



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, May 18, 2017

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 PM

Roll Call

Absent 2 - Mr. Gilleran, and Mr. Pike

Present 4 - Mr. Browning, Mr. Lloyd, Mr. Varela Sr., and Chairman Holland

Pledge of Allegiance to the Flag

Approval of Agenda

Approved Unanimously

Approval of Minutes

1 April 20, 2017

Approved Unanimously

Old Business

- 5 **WITHDRAWN BY APPLICANT - Minor Development Plan and Landscape Waiver- 315 Catherine Street (RE # 00026320-000000)** - A request for Minor Development Plan and Landscape Waiver approval for the construction of three residential units on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 108-91.A.1. (a) Of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Withdrawn

New Business

- 6 Granting a Variance to parking requirements to allow for substitution of Bicycle parking spaces on property located at 3900 South Roosevelt Boulevard (RE # 00066180-000200) within Highest Density Residential (HDR) Zoning District pursuant to Sections 90-395, 108-572 (2)(B) and 108-574 of the Land Development of Regulations of the Code of Ordinances of the City of Key West, Florida.

Postponed to June 15, 2017

- 7 Granting Major Development Plan pursuant Section 108.92.B.2 (a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, for the construction of 56 market rate units and 24 affordable units on property located at 3900 South Roosevelt Boulevard (RE #00066180-000200) within the High Density Residential (HDR) Zoning District; Providing for an effective date.

Postponed to June 15, 2017

Enactment No: Res.17-217

- 8 Pursuant to Sections 90-676 through 90-692 of the Land Development Regulations of the Code of Ordinances of the City of Key West, recommending approval of a Development Agreement for property located at 3900 South Roosevelt Boulevard (RE# 00066180-000200) in the High Density Residential (HDR) Zoning District between Ocean Walk Key West Owner, LLC. and the City of Key West for the construction of 56 new market rate units and 24 new affordable units; The request is for eighty (80) new residential dwelling units; Providing for an effective date.

Postponed to June 15, 2017

- 9** **POSTPONED BY APPLICANT - Variance - 1119 White Street (RE # 00034460-000000)** - a request for a Variance to allow for 40 bicycle spaces in substitution for 10 vehicular parking spaces on property located in the Historic Neighborhood Commercial (HNC-1) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Postponed to June 15, 2017

- 10** **POSTPONED BY APPLICANT - Modification to a Minor Development Plan, Conditional Use and Landscape Waiver - 1119 White Street (RE # 00034460-000000)** - A request for a modification to a Minor Development Plan; Conditional Use approval and Landscape Waiver pursuant to renovate an existing structure for restaurant use that will consist of 50 seats on property located within the Historic Neighborhood Commercial (HNC-1) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Postponed to June 15, 2017

- 11** **Variance - 718 Windsor Lane (RE# 00019000-000000)** - A request for a variance to the rear yard setback requirements in order to construct the one story addition in the rear yard 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.

Postponed to June 15, 2017

Enactment No: PB Res 2017-44

- 12** **Alcohol Sales Exception - 811 Fleming Street (RE # 00005950-000000)** - A request for an alcohol sales exception in order to provide beer and wine for package sale on 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.

A motion was made by Mr. Lloyd, seconded by Mr. Varela, Sr., that the Planning Resolution be Passed. The motion carried by the following vote:

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

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

Enactment No: PB Res 2017-20

13

An Ordinance of The City Of Key West, Florida, Amending Chapter 1 of The Comprehensive Plan Entitled “Future Land Use Element” by Amending Policy 1-1.16.1, Entitled “Maintain A Building Permit Allocation Ordinance,” Amending Policy 1-1.16.2, Entitled “Building Permit Allocation Ordinance And Affordable Housing,” Amending Policy 1-1.16.3, Entitled “Permit Allocation System Ratio by Structure Type,” And By Adding Policy 1-1.16.5 Entitled “Transfer Of Building Permit Allocations;” By Amending Chapter 2 Entitled “Transportation Element,” by Amending Policy 2.16.4 to Properly Reflect As Policy 2-1.6.4, And Revising The Reference To The Number Of Allocated Units; Amending Chapter 3 Of The Comprehensive Plan Entitled “Housing,” by Amending Policy 3-1.1.4, Entitled “Building Permit Allocation System;” Providing For Severability; Providing For Repeal Of Inconsistent Provisions; Providing For An Effective Date.

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

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

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

Enactment No: Ord 17-13

14

Text Amendment and Official Zoning Map Amendment - 5220, 5224, 5228 & 5230 College Road (RE # 00072082-002200, AK # 8757883 ; RE # 00072082-002100, AK # 8757875 ; RE # 00072080-002200, AK # 1076155 ; RE # 00072082-002400, AK # 8757905) - Consideration of an ordinance of the City of Key West, Florida, amending the Land Development Regulations, and the Official Zoning Map; amending the Official Zoning Map Legend; amending Chapter 122, Article IV, Division 3, for the promotion of affordable housing as well as inclusion of a conditional use for shelters for the homeless and shelters for temporarily housing the homeless to create a new zoning subsection of High Density Residential College Road (HDR-1) District, providing for permitted uses, conditional uses, prohibited uses and dimensional requirements; amending Chapter 122, Article IV, Division 1, providing amendments to the tables of uses and dimensional requirements for High Density Residential College Road (HDR-1) District; providing for concurrent and conditional adoption upon adoption of Comprehensive Plan amendments; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Passed

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

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

Enactment No: Ord 17-15

15

Future Land Use Map (FLUM) Amendment - 5220, 5224, 5228 & 5230 College Road (RE # 00072082-002200, AK # 8757883 ; RE # 00072082-002100, AK # 8757875 ; RE # 00072080-002200, AK # 1076155 ; RE # 00072082-002400, AK # 8757905) - Consideration of an ordinance of the City of Key West, Florida, proposing amendments to the Future Land Use Map of the City of Key West Comprehensive Plan for the promotion of affordable housing as well as inclusion of a conditional use for shelters for the homeless and shelters for temporarily housing the homeless for property located at 5220 , 5224, 5228 & 5230 College Road; amending the Future Land Use Map Legend from Public Service (PS) to High Density Residential (HDR); and to add a new Future Land Use Map zoning subdistrict designation of "High Density Residential College Road" (HDR-1) and applying such designation to said property; pursuant to Chapter 90, Article VI, Division 3 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida; providing for severability; providing for the repeal of inconsistent provisions; providing for transmittal to the State Land Planning Agency; providing for the filing with the Secretary of State and for an effective date; and providing for the inclusion into the City of Key West Comprehensive Plan.

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

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

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

Enactment No: Ord 17-14

Public Comment

Reports

Adjournment 8:35 PM