



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, March 18, 2021

5:00 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 (POWER POINT ONLY) FOR AGENDA ITEMS MUST BE RECEIVED IN THE CITY CLERK'S OFFICE (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

You may attend/participate virtually via Zoom by telephoning 646-558-8656 or via online at: [https://zoom.us/j/89643232965? Meeting ID 869 4323 2965](https://zoom.us/j/89643232965?MeetingID=86943232965), Passcode 332980

Call Meeting To Order - 5:01 P.M.

Roll Call

Absent 1 - Mr. Varela

Present 6 - Ms. Brew, Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, and Chairman Holland

Pledge of Allegiance to the Flag

Approval of Agenda - The agenda was unanimously approved as amended.

Approval of Minutes

1 February 18, 2021

Attachments: [Minutes](#)

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

Old Business

- 2 **Alcohol Sales Exception - 907 Whitehead Street - (RE# 00017930-000000)** - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral property in order to serve beer and wine for special events accessory to the museum on property located within the Historic Medium Density Residential (HMDR) 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.

Attachments: [Non-Objection Letter - St James Church Package](#)
 [Noticing Package](#)
 [2.18.21 Noticing Package](#)

Postponed to April 22, 2021.

New Business

- 3 **Text Amendment of the Land Development Regulations** - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending Chapter 108 of the Land Development Regulations, entitled "Planning and Development", Article X entitled "Building Permit Allocation System", Division 2 entitled "Building Permit Allocation System", to create Section 108-1001. - Density Limited to Building Permit Allocation System; pursuant to Chapter 90, Article VI, Division 2; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Attachments: [BPAS Limitations - LDR Text Amendment - final](#)

A motion was made by Mr. Lloyd, seconded by Ms. Henderson, that the Planning Resolution be Approved. The motion carried by the following vote:

Absent: 1 - Mr. Varela

Yes: 6 - Ms. Brew, Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, and Chairman Holland

Enactment No: PB Resolution 2021-05

- 4 Determination of Award for an application for 103 units from the Building Permit Allocation System "Affordable - Early Evacuation Pool" pursuant to Chapter 108, Article XII, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

Withdrawn

- 5 **Variance - 615 R Grinnell Street (RE# 00010860-000000)** - A request for variances in order to construct a roof over an existing deck on property located within the Historic High Density (HHDR) zoning district pursuant to Sections 90-395, 122-630(6)a., 122-630(6)b., 122-630(4)b., and 122-1181.

Attachments: [Letter of Support - Blinckmann](#)

[Package](#)

[Noticing Package](#)

Postponed to April 22, 2021

- 6 **Variance - 1524 Flagler Avenue (RE# 00062040-000000)** - A request for a variance to maximum allowed building coverage, maximum allowed impervious space, and the minimum required rear setback in order to remodel the single-family structure, construct a carport, and construct a rear addition on a property located in the Single Family (SF) zoning district pursuant to Sections 90-395, 122-238(4)a., 122-238(4)b., and 122-238(6)a.

Attachments: [Staff Report](#)

[Planning Package](#)

[Noticing Package](#)

A motion was made by Mr. Browning, seconded by Mr. Lloyd, that the Planning Resolution be Postponed to April 22, 2021. The motion carried by the following vote:

Absent: 1 - Mr. Varela

Yes: 6 - Ms. Brew, Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, and Chairman Holland

7

Variance - 324 Virginia Street (RE# 00025990-000000) -

A request to the maximum allowed building coverage, minimum allowed rear setback, minimum allowed front setback, and minimum required off-street parking in order to construct a rear dwelling unit for a property located in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 108-572(1), 122-600(4)a., and 122-600(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
 [Planning package](#)
 [Buildback Package](#)
 [Noticing Package](#)

A motion was made by Mr. Browning, seconded by Ms. Henderson, that the Planning Resolution be Postponed to April 22, 2021. The motion carried by the following vote:

Absent: 1 - Mr. Varela

Yes: 6 - Ms. Brew, Mr. Browning, Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, and Chairman Holland

- 8 **Transient License Transfer - One (1) Transient Unit and License, and Two (2) Transient Licenses in Unassigned Status to 512 Catherine Street (RE# 00028590-000000)** - A request to transfer one transient unit and three (3) transient licenses in unassigned status, two associated with the Studios of Key West and one associated with the Hyatt licenses to a property located at 512 Catherine Street within the Historic Residential Commercial Core (HRCC-3) zoning district pursuant to Sections 122-747, 122-1338, and 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Noticing Package](#)
 [Rizzo - Objection](#)

Postponed to April 22, 2021

- 9 **Major Development Plan and Landscape Waiver - 1319 William Street & 1316 Royal Street Units #1-6 (RE# 00036920-000000)** - A request for Major Development Plan, landscape waiver, and affordable work force housing requirement linkage approvals to construct and redevelop eight (8) residential units located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Section 108-91 A.2.(a), Section 108-517, and Section 122-1467(1)(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Package](#)
 [Noticing Package](#)
 [Public Comment](#)
 [McFarland - Support Letter](#)
 [Kurkjian - Support Letter](#)
 [Howard - Public Comment](#)

Postponed to April 22, 2021

Action Items

10

Elect new Chairperson and Vice Chairperson

A motion was made by Mr. Browning, seconded by Ms. Brew, to approve keeping Sam Holland as Chairperson and James Gilleran as Vice-Chairperson. The motion passed by unanimous vote.

Reports

Public Comment

Board Member Comments

Adjournment - 5:49 P.M.