



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Action Minutes - Final Planning Board

Thursday, October 15, 2015

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 1-800-955-8771 or for voice 1-800-955-8770 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

6:10 PM

Pledge of Allegiance to the Flag

Roll Call

Absent 2 - Mr. Browning, and Mr. Gilleran

Present 2 - Mr. Pike, and Ms. Tennyson

Approval of Agenda

Mr. Pike made a motion to approve the agenda and Mr. Holland seconded.

Approval of Minutes

Resolutions

Old Business

1

-Minor Development Plan - 700 Eaton Street (RE # 00006120-000000; AK # 1006343) - A request for minor development plan approval for a new mixed use building on property located within Historic Neighborhood Commercial (HNC-2) zoning district pursuant to Section 108-91.A.1.(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Major Development Plan Package Revised 10 9 15](#)
[Public Comments Revised 10 15 15](#)

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

Absent: 3 - Mr. Browning, Mr. Gilleran, and Spottswood

Yes: 4 - Mr. Pike, Ms. Tennyson, Holland, and Klitenick

2

Variance - 2616 Harris Avenue (RE # 00048330-000000; AK # 1048933) - A request for a variance to expand existing building coverage and minimum rear setback requirements in order to replace roof structure with an extension of covered deck and overhangs on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 90-395,122-238(4)a., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida. **POSTPONED BY APPLICANT TO NOVEMBER 19.**

Postponed

3

Variance - 1209 Knowles Lane (RE # 00033750-000000; AK # 1034657) - A request for a variance to the minimum rear setback in order to renovate and remodel the contributing structure. The property is located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395,122-600(6)c., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Package Revised 10 5 15](#)

A motion was made by Vice Chair Holland, seconded by Mr. Pike, that the Resolution be Passed with Conditions. The motion carried by the following vote:

Absent: 3 - Mr. Browning, Mr. Gilleran, and Spottswood

Yes: 4 - Mr. Pike, Ms. Tennyson, Holland, and Klitenick

New Business

4

Variance - 524 Front Street (RE # 00000330-000000; AK # 1000329) - A request for a variance to the minimum building coverage requirements, in order to construct an awning and a new landing deck with stairs at the side entrance of the building located within the Duval Street Gulf Side (HRCC-1) Zoning District pursuant to Sections 90-395, 122-690(4)a., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Package Revised 10 9 15](#)

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

Absent: 3 - Mr. Browning, Mr. Gilleran, and Spottswood

Yes: 4 - Mr. Pike, Ms. Tennyson, Holland, and Klitenick

5 **Major Development Plan - 541 White Street (RE # 00006730-000200; AK # 9100458)** - A request for major development plan approval for the construction of 48 new affordable residential units on property located within Historic Special Medium Density Residential (HSMDR) 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.

Attachments: [Major Development Plan Revised 10 15 15](#)
[Public Comments](#)

A motion was made by Mr. Pike, seconded by Vice Chair Holland, that the Resolution be Passed with Conditions. The motion carried by the following vote:

- Absent:** 3 - Mr. Browning, Mr. Gilleran, and Spottswood
Yes: 4 - Mr. Pike, Ms. Tennyson, Holland, and Klitenick

6 **Development Agreement - 541 White Street (RE # 00006730-000200; AK # 9100458)** - A request for development agreement between Peary Court Holdings LP and the City of Key West related to the construction of 48 new affordable residential units on property located within Historic Special Medium Density Residential (HSMDR) zoning district pursuant to Article IX and 122-611 (e) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Draft Development Agreement](#)

A motion was made by Ms. Tennyson, seconded by Mr. Pike, that the Resolution be Passed with Conditions. The motion carried by the following vote:

- Absent:** 3 - Mr. Browning, Mr. Gilleran, and Spottswood
Yes: 4 - Mr. Pike, Ms. Tennyson, Holland, and Klitenick

7 **Major Development Plan - 410-414 Simonton, 411-418 Bahama Street - Marquesa Annex**

Attachments: [Major Development Plan Package Revised 10 14 15](#)

A motion was made by Vice Chair Holland, seconded by Ms. Tennyson, that the Resolution be Passed with Conditions. The motion carried by the following vote:

- Absent:** 3 - Mr. Browning, Mr. Gilleran, and Spottswood
Yes: 4 - Mr. Pike, Ms. Tennyson, Holland, and Klitenick

8 **Request For Waiver To The Zoning In Progress For Parking Variances - 725 Duval**

(RE # 00015920-000000; AK # 1016306) - A request for a waiver to City Commission Ordinance No. 15-05 invoking the Zoning in Progress for parking variances on property located within the Duval Street Gulf Side (HRCC-1) Zoning District.

Attachments: [Parking Waiver Package Revised 10 9 15](#)

A motion was made by Vice Chair Holland, seconded by Mr. Pike, that the Action Items be Passed, Followint Specific Findings Set Forth in the Application. The motion carried by the following vote:

No: 1 - Ms. Tennyson

Absent: 3 - Mr. Browning, Mr. Gilleran, and Spottswood

Yes: 3 - Mr. Pike, Holland, and Klitenick

9

Annual BPAS Report - Building Permit Allocation System (BPAS) Annual Report - Presentation of the tracking and monitoring requirements as required by Section 108-995 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [BPAS Annual Report Pkg](#)

Approved

10

An Ordinance of the City of Key West, Florida, amending the Water Supply Element of the 2013 Comprehensive Plan by amending Chapter 1: Future Land Use Element, Chapter 4: Public Facilities Element , Chapter 5: Coastal Management Element, Chapter 6: Conservation Element, Chapter 8: Intergovernmental Coordination Element, and Chapter 9: Capital Improvements Element, in order to address development of traditional and alternative water supplies and management strategies, including conservation and reuse; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Attachments: [Ordinance](#)
 [Executive Summary](#)
 [Planning Board Resolution 2015-53](#)
 [Planning Board Staff Report and Analysis](#)
 [Attachment A](#)
 [Attachment B - Summary SFWMD Lower East Coast Water Supply Plan 2013](#)
 [Attachment C - FKAAs Strategic Plan 2011](#)
 [Attachment D - applicable Florida Statutes](#)

Approved

Approved

Reports

Adjournment

7:15 PM