

Minutes of the Key West Planning Board

February 28, 2013 DRAFT MINUTES

Chairman Richard Klitenick called the Key West Planning Board Meeting of February 28, 2013 to order at 6:02 pm at Old City Hall, in the antechamber at 510 Greene Street, Key West.

ROLL CALL

Present were: Chairman Richard Klitenick, Vice-Chairman Tim Root, James Gilleran, Sam Holland and Greg Oropeza.

Excused absence: Lisa Tennyson and Michael Browning.

Also in attendance were: Planning Director, Donald Craig; Chief Assistant City Attorney, Larry Erskine; Fire Department, Jason Barroso; Planning Department staff: Brendon Cunningham, Nicole Malo and Karen de Berjeois.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Chairman Richard Klitenick requested that Item 4, 516 Louisa Street, and Item 6, 322 Elizabeth Street be postponed to the next Planning Board Meeting.

A motion to approve the amended agenda by Mr. Oropeza and seconded by Vice-Chairman Root.

Motion carried by unanimous voice vote.

SO ORDERED.

RESOLUTIONS

New Business

- 1. EAR Amendments - Consideration of an ordinance amending the Key West Comprehensive Plan by adopting a new Future Land Use Map in its entirety; by amending the Goals, Objectives and Policies of the Land Use Element, the Historic Preservation Element, the Traffic Circulation Element, the Housing Element, the Public Facilities Element, the Coastal Management Element, the Port Master Plan Sub Element, the Conservation Element, the Recreation and Open Space Element, the Intergovernmental Coordination Element, the Capital Improvements Element, and the General Monitoring and Review Criteria; by updating the Appendices; by amending the Data and Analysis supportive of the Plan but not a part of the Comprehensive Plan; by inserting the City's Strategic Plan in the Introduction to the Comprehensive Plan; by adopting a Water Supply Facilities Work Plan, as provided for in Chapter 90, Article VI, Amendments, Division 3, Comprehensive Plan Amendments, based upon recommendations from the City adopted 2005 and 2007 Evaluation and Appraisal reports; Providing for transmittal to the State Land Planning Agency; Providing for the filing with Secretary of State; Providing for Severability; Providing for Repeal of Inconsistent Provisions; Providing for an Effective Date.**

Jerry Bell, Bell David Planning Group, in association with The Corradino Group, Inc. gave members a presentation of the Evaluation and Appraisal Report (EAR) amendments to the City of Key West Comprehensive Plan.

Mr. Craig gave members an overview of the approval process.

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There were no public comments.

A motion to recommend to the City Commission an ordinance of the City of Key West amending the Key West Comprehensive Plan by adopting a new Future Land Use Map in its entirety was made by Vice-Chairman Root and seconded by Mr. Oropeza.

Motion carried by unanimous voice vote.

SO ORDERED.

2. **Variations – 1222 Grinnell Street (RE# 00032040-000000) – A request for building coverage, front, rear and side yard setback requirements in the HMDR zoning district per Section 90-391, Section 122-600 (4) a. and (6) a. b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the Variations request.

The applicant, Patrick Wright and Owen Trepanier, with Trepanier & Associates, Inc. gave members an overview of the Variations request.

Mr. Barroso stated that the Fire Marshall requested that the owner fully install sprinklers in the building.

Public Comments:

Frances Kilcoyne, 1001A United Street

Jules Cohen, 929 United Street

Owen Trepanier then requested to postpone the variations request in order to work with the Fire Department.

A motion to postpone the variance request to March 28, 2013 was made by Mr. James Gilleran, seconded by Mr. Gregory Oropeza.

The owner, Chester Hauck, 920 Catherine Street, spoke regarding the safety hazard and sprinkler system.

A motion was made by Vice-Chairman Root to reopen the Variance request to change the postponed meeting agenda date to March 21, 2013 motion was seconded by Mr. James Gilleran.

3. **Variance – 2413 Linda Avenue (RE# 00064180-000000) – A request for side yard setback requirements to construct a shed in the SF zoning district per Section 90-391, Section 122-238 (6) a. 2. of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Chairman Richard Klitenick disclosed that the applicant is a family friend and it poses no conflict. Mr. Holland disclosed that the applicant was a previous employee and there was no conflict.

Mr. Cunningham gave members an overview of the Variance request. Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommended the request for variance be denied. However, if the Planning Board approves this request, staff would like to require the following conditions:

1. Per the Fire Department's request, the 2.5' space between the shed and property line be clear of any obstruction; and

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2. Per the Building Department's request, install flood vents; and
3. Remove all electrical except for one outlet and one light fixture.

There were no public comments.

A motion to approve the Variance request with the Planning Department's recommended conditions was made by Mr. Holland and seconded by Mr. Oropeza.

Motion carried by unanimous voice vote.

SO ORDERED.

4. **Variations – 516 Louisa Street (RE# 00028860-000000) – A request for detached habitable space and side yard setback to allow for the conversion of a storage shed into a bedroom and bathroom in the HRCC-3 zoning district per Section 90-391, Section 122-750 (6)b. and Section 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Postponed to the March 21, 2013 Planning Board meeting

5. **Transient License Transfer – 1800 Atlantic Boulevard, Unit 112-A (RE# 00063560-001300) to 516 Louisa Street (RE# 00028860-000000) – A request for a Transient License Transfer from property in the MDR zoning district to property in the HRCC-3 zoning district per Section 122-1339(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the Transient License Transfer request. Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommended approval of the transfer of one transient rental license originally located at 322 Elizabeth Street to 516 Louisa Street with the following condition:

1. A deed restriction shall be placed on the property such that the property as a whole be rented to only one party at a given time if and when the property receives an additional transient license for the detached bedroom. The owner shall have the deed restriction prepared and sent to the City Attorney within 30 days of the effective date of the variance approval. The owner shall bear any expense of preparing and recording the deed restriction.

There were no public comments.

A motion to approve the Transient License Transfer request with the Planning Department's recommended condition was made by Vice-Chairman Root and seconded by Mr. Holland.

Motion carried by unanimous voice vote.

SO ORDERED

6. **Transient License Transfer – 322 Elizabeth Street (RE# 00003880-000100) to 506 Catherine Street (RE# 00028500-000000) – A request for a Transient License Transfer from property in the HNC-1 zoning district to property in the HRCC-3 zoning district per Section 122-1339(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Postponed to the March 21, 2013 Planning Board meeting

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PLANNER'S REPORT

Mr. Craig informed members of upcoming projects.

ADJOURNMENT

A motion to adjourn was made by Vice-Chairman Root and seconded by Mr. Browning.

Motion was carried by unanimous voice vote.

SO ORDERED.

Meeting adjourned at 6:47 pm.

**Respectfully submitted by,
Karen de Berjeois
Administrative Assistant II
Planning Department**