



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, December 15, 2016

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

6:05 PM

Roll Call

Absent 2 - Gilleran, and Mr. Varela Sr.

Present 5 - Mr. Browning, Mr. Lloyd, Mr. Pike, Ms. Spottswood, and Chairman Holland

Pledge of Allegiance to the Flag

Approval of Agenda

Items 2, 5, 6, and 7 Postponed to the January 19, 2017 Planning Board Meeting

Approval of Minutes

1 Planning Board Minutes November 17, 2016

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

Old Business

2 POSTPONED BY STAFF TO JANUARY MEETING - Variance - 1185 20th Street (RE # 00064950-000000; AK # 1065471) - A request for a variance to parking requirements for 18 parking spaces on property located within the Commercial General (CG) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Postponed

3 Variance - 231 Margaret Street (RE # 00072082-004400, AK # 8818645) - A request for a variance to parking requirements for 4 parking spaces on property located within the Historic Residential Commercial Core - Key West Bight (HRCC-2) Zoning District.

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

Recuse: 1 - Ms. Spottswood

Absent: 2 - Mr. Gilleran, and Mr. Varela Sr.

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

4 Conditional Use - 150 Simonton Street (RE # 00000290-000000; AK # 1000281) - A request for a conditional use for the relocation of a recreational rental vehicle use on property located in the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District.

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

Absent: 2 - Mr. Gilleran, and Mr. Varela Sr.

Yes: 5 - Mr. Browning, Mr. Lloyd, Mr. Pike, Ms. Spottswood, and Chairman Holland

5 **Text Amendment and Official Zoning Map Amendment - 281, 291, 301 Front Street (RE# 0000200-000102; RE# 0000200-000101; RE# 00072082-001800); 200 Greene Street (RE# 00001530-000300); 402, 420 Wall Street (RE# 00000170-000000; RE# 00072082-001700; RE# 00072082-001200); 1 Whitehead Street (RE# 00072082-00190); and other parcels with unassigned addresses (RE# 00072082-001400; RE# 00072082-001100; RE# 00072082-003700; RE# 00072082-001300)** - A request to amend the Land Development Regulations and the Official Zoning Map from Historic Public and Semipublic Services (HPS) and Historic Planned Redevelopment (HPRD) to Historic Mallory Square Arts and Cultural District (HMSAC) on the properties stated above of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Postponed

6 **Official Future Land Use Map (FLUM) Amendment - 281 and 291 Front Street (RE# 0000200-000102 and RE# 0000200-000101); 200 Greene Street and 200 Greene Street front parcel (RE# 00001530-000300 and RE# 00001630-000500)** - A request to amend the comprehensive plan Future Land Use Map (FLUM) from Historic Residential to Historic Public/Semipublic on the properties stated above of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Postponed

New Business

7 **POSTPONED BY APPLICANT - Alcohol Sales Special Exception - 700 Eaton Street (RE# 00006120-000000, AK# 1006343)** - A request for special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home for property located within the Historic Neighborhood Commercial-2 (HNC-2) Zoning District pursuant to the Code of Ordinances of the City of Key West, Florida.

Postponed

8 Major Development Plan - 725 Duval St. (RE # 00015920-000000; AK # 1016306) - A request for Major Development Plan approval for the interior renovations and related site work to divide the first floor into four separate commercial units and construct eight new residential units on the second and third floors on property located within the Historic Residential Commercial Core (HRCC-1) Zoning District of the City of Key West, Florida.

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

No: 1 - Mr. Browning

Absent: 2 - Mr. Gilleran, and Mr. Varela Sr.

Yes: 4 - Mr. Lloyd, Mr. Pike, Ms. Spottswood, and Chairman Holland

9 Variance - 725 Duval St. (RE # 00015920-000000; AK # 1016306) - A request for a variance to parking requirements for 13 parking spaces on property located within the Historic Residential Commercial Core (HRCC-1) Zoning District of the City of Key West, Florida.

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

No: 2 - Mr. Browning, and Mr. Lloyd

Absent: 2 - Mr. Gilleran, and Mr. Varela Sr.

Yes: 3 - Mr. Pike, Ms. Spottswood, and Chairman Holland

10 **Transient License Transfer - 1911 Venetia Street (RE # 00063400-000000, AK # 1063835) to 524 Front Street (RE # 00000330-000000, AK # 1000329)** - A request to transfer one transient license from property located within the Commercial Limited (CL) Zoning District to property located within the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) 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 Ms. Spottswood, seconded by Mr. Browning, that the Planning Resolution be Passed. The motion carried by the following vote:

Absent: 2 - Mr. Gilleran, and Mr. Varela Sr.

Yes: 5 - Mr. Browning, Mr. Lloyd, Mr. Pike, Ms. Spottswood, and Chairman Holland

11 A resolution of the City of Key West recommending an ordinance to the City Commission amending Chapter 1 of the Comprehensive Plan entitled Future Land Use Element by amending existing Policy 1-1.16.1, entitled Maintain a Building Permit Allocation Ordinance and Policy 1-1.16.2, entitled Building Permit Allocation Ordinance and Affordable Housing as well as amending Chapter 3 of the Comprehensive Plan entitled Housing by amending existing 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. Browning, seconded by Ms. Spottswood, that the Planning Resolution be Passed. The motion carried by the following vote:

No: 1 - Mr. Lloyd

Absent: 2 - Mr. Gilleran, and Mr. Varela Sr.

Yes: 4 - Mr. Browning, Mr. Pike, Ms. Spottswood, and Chairman Holland

12 A resolution of the City of Key West recommending an ordinance to the City Commission amending Chapter 108 of the Code of Ordinances, entitled Planning and Development by amending existing Section 108-995 and 108-997; providing for severability; providing for repeal of inconsistent provisions, providing for an effective date.

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

No: 1 - Mr. Lloyd

Absent: 2 - Mr. Gilleran, and Mr. Varela Sr.

Yes: 4 - Mr. Browning, Mr. Pike, Ms. Spottswood, and Chairman Holland

Public Comments

Reports

Adjournment

8:30PM