



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, January 21, 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

6:06 PM

Pledge of Allegiance to the Flag

Roll Call

Absent 1 - Mr. Browning

Present 6 - Mr. Gilleran, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., Mr. Klitenick, and Mr. Holland

Approval of Agenda

A motion was made by Mr. Gilleran and seconded by Ms. Spottswood to approve the agenda, with changes.

Approval of Minutes

A motion was made by Mr. Pike and seconded by Ms. Spottswood to approve the minutes.

November 19, 2015

Attachments: [November 19, 2015](#)

Resolutions

Old Business:

1

Conditional Use - 1020 18th Terrace (RE # 00056840-000000; AK # 1057339) - A request for a Conditional Use to convert the existing single family structure into a duplex with two accessory units. The property is located within the Single-Family

Residential (SF) Zoning District pursuant to Sections 122-232, 122-62, 122-236 (1), of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Conditional Use Package Revised 02 10 16](#)
 [Noticing](#)
 [Public Comments](#)

Postponed to February 18

Recuse: 1 - Ms. Spottswood

Absent: 1 - Mr. Browning

Yes: 5 - Mr. Gilleran, Mr. Pike, Mr. Varela Sr., Vice Chair Klitenick, and Chairman Holland

2

Alcohol Sales Exception - 521 Fleming (RE# 00006560-000000, AK# 1006793) - A request for an Alcohol Sales Exception in order to provide liquor sales to its restaurant guests for property located within the Duval Street Gulfside (HRCC-1) Zoning District pursuant to Section 18-28(b)2., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Alcohol Sales Exception Package Revised 02 18 16](#)
 [Noticing](#)
 [Public Comments 12 18 15](#)
 [Public Comments Additional 01 21 16](#)
 [Public Comments Additional 02 18 16](#)
 [Public Comment Map](#)

Postponed to February 18

Recuse: 2 - Ms. Spottswood, and Vice Chair Klitenick

Absent: 1 - Mr. Browning

Yes: 4 - Mr. Gilleran, Mr. Pike, Mr. Varela Sr., and Chairman Holland

3

Alcohol Sales Exception - 823 Fleming Street (RE # 00005700-000000; AK # 1005908) - A request for an alcohol sales exception in order to provide liquor sales to its guests, property located within the Historic Neighborhood Commercial (HNC2) 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:** Noticing Package
 Public Comments 12 17 15
 Public Comments Additional 01 21 16

Postponed to March 17

Recuse: 1 - Ms. Spottswood

Absent: 1 - Mr. Browning

Yes: 5 - Mr. Gilleran, Mr. Pike, Mr. Varela Sr., Vice Chair Klitenick, and Chairman Holland

4

Variance - 2616 Harris Avenue (RE# 00048330-000000; AK# 1048933) - A request for a variance to expand the maximum building coverage allowed and the minimum rear setback requirements in order to replace a roof structure with an extension of a 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.

- Attachments:**
- [Variance Package](#)
 - [Noticing Package](#)
 - [Public Comments Revised 12 17 15](#)
 - [Public Comments Revised 01 21 16](#)

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

Recuse: 1 - Ms. Spottswood

Absent: 1 - Mr. Browning

Yes: 5 - Mr. Gilleran, Mr. Pike, Mr. Varela Sr., Vice Chair Klitenick, and Chairman Holland

5

Variance - 6 Pinder Lane - (RE# 00008180 - 000000; AK# 1008443) - A request for a variance to the minimum side setback requirements in order to create an enclosure on the existing side porch. The property is located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395, 122-630 (6) b., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:**
- [Variance Package](#)

Meeting went into Recess

Meeting Reconvened

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

Absent: 1 - Mr. Browning

Yes: 6 - Mr. Gilleran, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., Vice Chair Klitenick, and Chairman Holland

Attachments: [Variance Package Revised 01 21 16](#)

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

Absent: 1 - Mr. Browning

Yes: 6 - Mr. Gilleran, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., Vice Chair Klitenick, and Chairman Holland

10

Variance - 706 Catherine Street (RE# 00030900-000109; AK# 8761708) - A request for a variance to maximum building coverage and side setback requirements in order to construct a two story residential addition located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 122-600(4) a., 122-600(6) b., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Package](#)

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

Absent: 1 - Mr. Browning

Yes: 6 - Mr. Gilleran, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., Vice Chair Klitenick, and Chairman Holland

11

Variance - 3333 Duck Avenue (RE # 00054270-000000; AK # 1054895) - A request for a variance to increase existing impervious surface ratio and decrease existing open space in order to construct bathrooms, recreational/fitness center and maintenance facility for the residential community located within the Medium Density Residential (MDR) Zoning District pursuant to Sections 122-280(4)b.2., 108-346(b), of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Package](#)

A motion was made that the Resolution be Postponed. The motion carried by the following vote:

Absent: 1 - Mr. Browning

Yes: 6 - Mr. Gilleran, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., Vice Chair Klitenick, and Chairman Holland

12

Variance - 622-624 Mickens Lane (RE # 00013130-000100; AK # 9062725, RE # 00013130-000000; AK # 1013528) - A request for a variance to minimum lot size and side setback requirements to allow the two properties to be recognized as two separate parcels located within the Historic Residential / Office (HRO) Zoning District pursuant to Sections 122-930(5) and 122-930(6)b., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida. **POSTPONED BY STAFF TO FEBRUARY 18.**

Attachments: [Variance Package](#)
[Noticing](#)
[Public Comments Revised 02 18 16](#)

13 **Variance- 805-807 Truman Avenue / 921 Windsor Lane (RE# 00020110-000000; AK# 1020851)** - A request for variances to lot size, lot width and noncomplying lot requirements in order to create 3 single lots located within the Historic Neighborhood Commercial (HNC-1) Zoning District pursuant to Sections 122-810(5), 122-810(5)(a)(b), and 122-31, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Package](#)

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

Absent: 1 - Mr. Browning

Yes: 6 - Mr. Gilleran, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., Vice Chair Klitenick, and Chairman Holland

14 **Variance - 1222 Grinnell Street (RE # 00032040-000000; AK # 1032824)** - A request for a variance to maximum building coverage, maximum impervious surface and rear yard setback requirements in order to construct a service platform for air conditioning units located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 122-600 (4) A&B, and 122-600(6) c., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Package](#)
[Noticing](#)

15 **Major Development Plan and Landscape Waiver - 2700-2706 Flagler Avenue (RE # 00065090-000000, AK # 1065617)** - A request for a Major Development Plan and Landscape Modification / Waiver approval for the construction of 37 apartments to house low-income elderly or disabled residents who require supportive social services, a commissary kitchen, an office area, a new parking lot, storm water systems and landscaping on property located within the Public and Semipublic Services (PS) Zoning District pursuant to Sections 108-91.B.2 (a) , 108-196(a) and 108-517 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida. **POSTPONED BY STAFF DATE TBD**

Attachments: [Noticing](#)
 [Public Comments](#)

16 **Variance Extension - 3930 South Roosevelt Boulevard (RE # 00066180-000400; AK # 8781644)** - A request for an extension to a variance approval per Planning Board Resolution 2014-07 for property located within the High Density Residential (HDR) Zoning District pursuant to Section 90-395 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Variance Package Revised 01 21 16](#)

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

Absent: 1 - Mr. Browning

Yes: 6 - Mr. Gilleran, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., Vice Chair Klitenick, and Chairman Holland

17 **Conditional Use Extension - 201 Simonton Street (RE # 00000990-000000, AK # 1001015)** - A request for an extension to a conditional use approval per Planning Board Resolution 2014-61 for the renovation of 5,720 square feet of existing interior space for a rum distillery as a light industrial use on property located within the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District pursuant to Section 122-63(e) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Conditional Use Extension Package](#)
 [Noticing](#)

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

Absent: 1 - Mr. Browning

Yes: 6 - Mr. Gilleran, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., Vice Chair Klitenick, and Chairman Holland

18 **Minor Development Plan - 1801 North Roosevelt Boulevard (aka: Garrison Bight; RE # 00072070-000000; AK # 1075868 and RE # 00072080-000200; AK # 8842635)** - A request for the construction of a new Dock Master’s office in the PS zoning district per Section 108-91B.1(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

- Attachments:** [Resolution](#)
 [Executive Summary](#)
 [Planning Board Resolution 2016-09](#)
 [Site Plans](#)
 [Mailing labels](#)

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

Absent: 1 - Mr. Browning

Yes: 6 - Mr. Gilleran, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., Vice Chair Klitenick, and Chairman Holland

19

Future Land Use Map (FLUM) Amendment - 5224, 5228 & 5230 College Road (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 for property located at 5224, 5228 & 5230 College Road; amending the Future Land Use Map Legend from Public Service (PS) to High Density Residential (HDR); 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.

- Attachments:** Staff Report FLUM Package
 Resolution

Withdrawn

20

Text Amendment and Official Zoning Map Amendment - 5224, 5228 & 5230 College Road (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, 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.

Attachments: Text Amendment Staff Report
Resolution

Withdrawn

Reports

Adjournment

8:37 PM