



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, August 20, 2020

5:00 PM

VIRTUAL MEETING

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.

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

Roll Call

Absent 1 - Mr. Browning

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

Pledge of Allegiance to the Flag

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

Administering the Oath by the Clerk of the Board

Approval of Minutes

1 July 16, 2020

Attachments: [Minutes](#)

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

Old Business

2

Request for Postponement by Applicant: After-the-Fact Variance - 3222 Riviera Drive - (RE# 00069440-000000)

- A request for after-the-fact variances for the maximum building coverage, maximum impervious surface, minimum open space, and minimum side yard setback requirements in order to allow an after-the-fact accessory structure on property located within the Single Family (SF) Zoning District pursuant to Sections 90-395, 122-238 (4) (a), 122-238 (4) (b) (1), 122-238 (6) (a) (2), and 108-346 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Noticing Package](#)

Postponed to September 17, 2020

3

Request for Postponement by Staff:**Transient License Transfer - One (1) license in Unassigned Status to 536 Fleming Street (RE# 00009440-000000)**

- A request to transfer one (1) transient license in unassigned status at Key Cove Drive to property located within the Historic Neighborhood Commercial (HNC-1) zoning district pursuant to Sections 122-776 and 122-1338 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)

[Planning Package](#)

[*Large File* Application](#)

[Revision to Application, changing sender site to Key Cove](#)

[Floodplain Comments](#)

[Utilities Comments](#)

[Keys Energy Comments](#)

[Noticing Package](#)

Postponed to September 17, 2020

4

**Request for Postponement by Staff:
Amendment to Conditional Use - 318-324 Petronia Street; 802-806 Whitehead Street; and 809-811 Terry Lane - (RE# 00014010-000000; 00014050-000000; 00014060-000000)** - A request for an amendment to a conditional use approval for a restaurant on property located within the Historic Neighborhood Commercial-Bahama Village Commercial Core (HNC-3) zoning district pursuant to Sections 122-62, and 122-868 (9) of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [*Large File* Application Package](#)
[Photo - Trash Area](#)
[Trash Pickup Locations](#)
[Floodplain Comments](#)
[Utilities Comments](#)
[Keys Energy Comments](#)
[*Large File* Noticing Package](#)
[Public Comment - Furlane](#)
[Public Comment - Santoro](#)
[Public Comment - Santoro 2](#)
[Public Comment - Santoro 3](#)
[Public Comment - Furlane 2](#)
[Public Comment - Furlane 3](#)
[Public Comment - Furlane 4](#)
[Public Comment - Furlane 5](#)

Postponed to September 17, 2020

- 5 **Variance - 111 Olivia Street (RE # 00014720-000000) - A**
request for a variance to the required off-street parking
spaces for property located within the Historic
Neighborhood Commercial (HNC-3) Zoning District pursuant
to Sections 90-395, 108-572 (3) of the Land Development
Regulations of the Code of Ordinances of the City of Key
West, Florida.

Attachments: [Staff Report](#)
[Resolution](#)
[Package](#)
[*Large File* Noticing Package](#)
[Staff Presentation](#)
[Public Comment - Marquardt](#)

Postponed to September 17, 2020

- 6 **Request for Postponed by Staff: Major Development**
Plan, Conditional Use & Landscape Waivers - 111
Olivia Street (RE #00014720-000000) - A request for
major development plan, conditional use and landscape
waiver approvals for the construction of a 9,496 square foot
two story community center with a commercial kitchen, a
computer lab, a music room, a sound studio, a main hall
assembly space, classrooms, and offices on property
located within the Historic Neighborhood Commercial
(HNC-3) Zoning District pursuant to Sections 108-91.A.2
(b), 108-517, 122-62 and 122-868 (2) of the Land
Development Regulations of the Code of Ordinances of the
City of Key West, Florida.

Attachments: [Staff Report](#)
[Resolution](#)
[Package](#)

Postponed to September 17, 2020

New Business

7

**Request for Postponement by Staff:
Conditional Use Amendment- 501 Greene Street (RE# 00000520-000000)** - A request for an amendment to a conditional use to allow outdoor amplified music on a parcel located in the Historic Residential Commercial Core (HRCC-1) zoning district pursuant to Section 18-57, Section 26-192 and 122-62 of the Code of Ordinances of the City of Key West, Florida.

- Attachments: [Staff Report](#)
 [Planning Package](#)
 [Request to Amend CU Approval PB Res 2016-32.pdf](#)
 [Floodplain Comments](#)
 [Utilities Comments](#)
 [Keys Energy Comments](#)
 [Noticing Package](#)

Postponed to September 17, 2020

8

Conditional Use - 730 Emma Street (RE # 0013810-000000) - A request for a conditional use to allow the conversion of a low intensity commercial retail use to a restaurant use in the Historic Neighborhood Commercial (HNC-3) zoning district pursuant to sections 122-868 and 122-62 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments: [Staff Report](#)
 [*Large File* Application Package](#)
 [Utilities Comments](#)
 [Keys Energy Comments](#)
 [Noticing Package](#)

A motion was made by Mr. Lloyd, seconded by Mr. Varela, that the Board finds that the Applicant's proposed conditional use demonstrates all of the requirements of code section 122-62(c) and that the application be Approved. The motion carried by the following vote:

- Absent:** 1 - Mr. Browning
- Yes:** 6 - Ms. Brew, Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

Enactment No: PB Resolution 2020-27

- 9 **Request for Postponement by Applicant:
Variance - 1211 Knowles Lane (RE# 00033760-000000)**
- A request for a variance to convert a historic cistern into an accessory in-ground swimming pool structure in the minimum side setback and the minimum rear setback of the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 122-600 (6) b., 122-600 (6) c.

Attachments: [Staff Report](#)
 [Planning Package](#)
 [Noticing Package](#)

Postponed to September 17, 2020

- 10 **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: [Staff Report](#)
 [2020 Annual Report](#)
 [Resolution.pdf](#)
 [All Resolutions Years 1-6](#)
 [Ord 17-13](#)

Received and Filed

Reports

Public Comments

Board Member Comments

Adjournment - 5:21 P.M.