



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Action Minutes - Final - Final Planning Board

Wednesday, February 4, 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 at 305-809-1000 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

6:04 P.M.

Roll Call

Present 7 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, Ms. Tennyson, and Chairman Klitenick

Pledge of Allegiance to the Flag

Approval of Agenda

Approved on the Consent Agenda

Approval of Minutes

Approved on the Consent Agenda

December 18, 2014

Attachments: [December 18, 2014](#)

January 15, 2015

Attachments: [January 15, 2015 - Postponed](#)

Old Business

1

Variance - 1322 Olivia Street (RE # 00024850-000000, AK # 1025631) - A request for variances to maximum building coverage and minimum rear and street side setbacks in order to renovate and construct an addition to an existing two-family residential dwelling on property located within the Historic Medium Density Residential District (HMDR) Zoning District pursuant to Sections 90-395, 122-600(4)a. and 122-600(6) of the

Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

APPLICANT REQUESTS INDEFINITE POSTPONEMENT

Attachments: [Public Comments - REVISED 9/16/14](#)

Applicant requests indefinite postponement

- 2 **Variance - 732 Poorhouse Lane (RE # 00019490-000000; AK # 1020176)** - A request for variances to maximum building coverage, maximum impervious surface ratio, minimum side setbacks and minimum rear setback for the construction of a new second-floor addition and renovation of an existing residence on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395, 122-630(4) and 122-690(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

WITHDRAWN BY APPLICANT

Attachments: [Variance package \(22.5 MB\)](#)
[Public Comments - Revised 11/20/14](#)

Withdrawn by applicant

- 3 **Variance - 1019 Flagler Avenue (RE # 00038950-000000; AK # 1039691)** - A request for variance to habitable space in order to reconstruct and convert an existing accessory structure on property located within the Single Family (SF) zoning district pursuant to Sections 90-395 and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report & Application Package](#)
[Public Comment - Revised 2/4/15](#)

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

Yes: 7 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, Ms. Tennyson, and Chairman Klitenick

Resolutions

- 4 **Exception for Outdoor Merchandise Display - 405 Fleming Street, Unit 101 (RE # 00006670-000000; AK #1006904)** - A request for exception for outdoor merchandise display on property located within the Historic Residential Office (HRO) Zoning District pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report & Application Package](#)

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

Yes: 7 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, Ms. Tennyson, and Chairman Klitenick

5

Variance - 906 Georgia Street (RE # 00024510-000000; AK # 1025305) - A request for variance to rear yard setback in order to install a covered porch over a portion of an existing deck and pool area on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395 and 122-600(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report & Application Package](#)
 [Quit Claim Deed 2014](#)

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

Yes: 7 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, Ms. Tennyson, and Chairman Klitenick

6

Transient License Transfer - 807-811 Washington Street (formerly RE # 00037850-000000, 00037840-000000, & 00037820-00000), 1107 Olivia Street (RE # 00022350-000000; AK # 1023132), 1105 Truman Avenue (RE # 00021040-000100; AK # 00021040-000100) to 1212 Duval Street (RE # 00029100-000000; AK # 1029882) - A request for Transient License Transfer of three unassigned transient licenses originating from properties located in the HMDR, HHDR and HNC-1 zoning districts to property located within the Duval Street Oceanside (HRCC-3) zoning district pursuant to Section 122-1339(a) & (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report & Application Package](#)
 [Property Record Card - Sender Sites](#)
 [Property Record Card - Receiver Site](#)

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

Yes: 7 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, Ms. Tennyson, and Chairman Klitenick

7

Minor Development Plan - 2500 North Roosevelt Boulevard (RE # 00065230-000100; AK # 8848439) - A request for minor development plan approval for the construction 2,200 square feet of gross nonresidential floor area for a restaurant with drive-through on property located within the Commercial General (CG) Zoning District pursuant to Sections 108-91.B.1.(b) and 122-417 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report & Draft Resolution](#)
 [Application Package \(21.9 MB\)](#)
 [Revised Plans Submitted 1/28/2015 \(7.11 MB\)](#)
 [Letters of Support from Applicant](#)

Meeting went into Recess

Meeting Reconvened

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

Recuse: 1 - Ms. Spottswood

Yes: 6 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Tennyson, and Chairman Klitenick

8 **Minor Development Plan - 101 Duval Street (RE # 00000470-000000; AK # 1000469)** - A request for minor development plan approval for the addition of 1,094 square feet of commercial retail by the enclosure of an existing courtyard as part of an interior renovation for use as a 10,631-square-foot retail drug store with 36 parking spaces on property located within the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) 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:** [2/4/2015 Addendum & Revised Resolution](#)
 [Staff Report & Draft Resolution](#)
 [Application Package \(8.16 MB\)](#)

Postponed to March 19, 2015.

9 **Variance - 101 Duval Street (RE # 00000470-000000; AK # 1000469)** - A request for a variance approval to maximum building coverage in order to cover and enclose an existing courtyard on property located within the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District pursuant to Sections 90-395 and 122-690(4)a. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report & Draft Resolution](#)
 [Application Package \(5.31 MB\)](#)

Postponed to March 19, 2015.

Action Items

10 **Final Determination of Award for Year 1 Building Permit Allocation System (BPAS)**

Applications pursuant to Section 108-997 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
 [BPAS Background Summary](#)
 [Final Rankings - Year 1 BPAS](#)
 [Application - 700 Amelia St \(4.77 MB\)](#)
 [Application - 5555 College Rd \(7.13 MB\)](#)
 [Application - 700 Eaton St \(12.2 MB\)](#)
 [Application - 2700 Flagler Ave \(16.0 MB\)](#)
 [Application - 2800 Flagler Ave \(7.23 MB\)](#)
 [Application - 3800 N Roosevelt Blvd \(13.8 MB\)](#)
 [Application - 1028-1030 Truman Ave \(11.9 MB\)](#)
 [Application - 1315 Whitehead St \(5.93 MB\)](#)

A motion was made by Mr. Browning, seconded by Mr. Holland, that the Action Items be Passed. The motion carried by the following vote:

- Recuse:** 1 - Mr. Pike
- Yes:** 6 - Mr. Browning, Mr. Gilleran, Mr. Holland, Ms. Spottswood, Ms. Tennyson, and Chairman Klitenick

11

Proposed ordinance considering the invocation of Zoning-in-Progress to amend the Land Development Regulations as needed to reduce the need for parking variances.

Sponsors: Commissioner Johnston

- Attachments:** [Proposed Ordinance](#)
 [Executive Summary](#)

A motion was made by Mr. Browning, seconded by Ms. Spottswood, that the Action Items be Denied. The motion carried by the following vote:

- Yes:** 7 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Pike, Ms. Spottswood, Ms. Tennyson, and Chairman Klitenick

Reports

Adjournment

7:37 P.M.