



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, April 20, 2017

6:00 PM

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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

ALL VISUAL PRESENTATIONS FOR AGENDA ITEMS MUST BE RECEIVED (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

Call Meeting To Order

6:05 PM

Roll Call

Absent 1 - Chairman Holland

Present 4 - Mr. Browning, Mr. Gilleran, Mr. Lloyd, and Mr. Varela Sr.

Pledge of Allegiance to the Flag

Approval of Agenda

Approved

Approval of Minutes

1 March 16, 2017

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

Discussion Items

2 Change in meeting date from September 21 to September 14, 2017.

Old Business

3 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

A motion was made by Mr. Browning, seconded by Mr. Varela, Sr., that the Planning Resolution be Passed with the following conditions; 4 wine tasting events per month, and a minimum fee of \$25.00 per bottle. There will be no events during the local church services. The motion carried by the following vote:

No: 1 - Mr. Lloyd

Recuse: 1 - Spottswood

Absent: 1 - Chairman Holland

Yes: 4 - Mr. Browning, Vice Chair Gilleran, Pike, and Mr. Varela Sr.

4 Variance - 821-823 Whitehead Street (RE # 00017250-000100,00017250-000000) - A request for a Variance to the minimum parking requirements for 13 parking spaces on property located in the Historic Medium Density (HMDR) zoning district pursuant to Sections 90-395,108-572 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Mr. Jim Gilleran, seconded by Mr. Michael Browning, that the Planning Resolution be Postponed to the May 18, 2017 Meeting. The motion passed by an unanimous vote.

5 Change of Non-Conforming Use - 821-823 Whitehead Street (RE #00017250-000100; 00017250-000000) - A request for a change of nonconforming use in order to change the use of 552 square feet of commercial retail to an expansion of the café's consumption area on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 122-32(e) of the code of Ordinances of the City of Key West, Florida.

A motion was made by Mr. Jim Gilleran, seconded by Mr. Michael Browning, that the Planning Resolution be Postponed to the May 18, 2017 Meeting. The motion passed by an unanimous vote.

6 **Variance - 1107 Southard Street (RE# 00007140-000000) - A**
 request for variances to the minimum open space requirements, side and rear setback requirements in order to reconstruct a rear addition and porch located within the Historic High Density Residential (HHDR) Zoning District pursuant to Section 90-395, 108-346(b), 122-630(6)(b), 122-630(6)(e) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

Absent: 1 - Chairman Holland

Yes: 6 - Mr. Browning, Vice Chair Gilleran, Mr. Lloyd, Pike, Spottswood, and Mr. Varela Sr.

7 **Variance - 1424 Von Phister (RE # 00040810-000000; AK # 1041491) - A** request for a variance to maximum building coverage requirements in order to construct a carport on property located within the Single Family (SF) Zoning District pursuant to Section 90-395 and -122-238(4)(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

Absent: 1 - Chairman Holland

Yes: 6 - Mr. Browning, Vice Chair Gilleran, Mr. Lloyd, Pike, Spottswood, and Mr. Varela Sr.

8 **An After-the-Fact Variance - 1109 Stump Lane (RE# 00007120-000000) - A** request for an after-the-fact variance to rear and side setback requirements in order to maintain the raised walls, the redesign of the roof and to renovate the existing interior accessory structure located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 122-630(6) (b.) and 122-630(6) (c.) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Withdrawn

New Business

9 Variance - 1004 Eaton Street (RE # 000052900-000000) A request for variances to rear setback, maximum impervious surface ratio, and open space/landscaping requirements in order to construct a swimming pool and pool equipment on commercial property located within the Historic Medium Density Residential (HMDR) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

Absent: 1 - Chairman Holland

Yes: 6 - Mr. Browning, Vice Chair Gilleran, Mr. Lloyd, Pike, Spottswood, and Mr. Varela Sr.

10 Transient License Transfer - Unassigned address-formerly 425 Frances St. #3 (RE# 00004970-000103) to 219 Ann Street Rear (RE# 00001200-000500) - A request to transfer one transient license from property located within the Historic Medium Density Residential (HMDR) Zoning District to property located within the Historic Residential Commercial Core -Duval Street Gulfside (HRCC-1) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

Absent: 1 - Chairman Holland

Yes: 6 - Mr. Browning, Vice Chair Gilleran, Mr. Lloyd, Pike, Spottswood, and Mr. Varela Sr.

11 WITHDRAWN BY APPLICANT - An After-the-Fact Variance - 1601 Government Road (RE# 00064550-000000) - An After-the-Fact Variance request to maintain a solid six foot fence located in the front and street side yard of the property within the Single Family (SF) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Mr. Jim Gilleran, seconded by Mr. Michael Browning, that the Planning Resolution be Postponed to May 18, 2017. The motion passed by an unanimous vote.

- 12 **WITHDRAWN BY APPLICANT- Parking Variance - 315 Catherine Street (RE # 00026320-000000)** - A request for a Variance to minimum parking requirements for 1 parking space on property located in the Historic Medium Density (HMDR) zoning district pursuant to Sections 90-395, 108-572 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Postponed

- 13 **WITHDRAWN BY APPLICANT - Minor Development Plan and Landscape Waiver- 315 Catherine Street (RE # 00026320-000000)** - A request for Minor Development Plan and Landscape Waiver approval for the construction of three residential units on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 108-91.A.1. (a) Of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Postponed

Public Comment

Reports

Adjournment

8:55 PM