



# City of Key West, FL

Old City Hall  
510 Greene Street  
Key West FL 33040

## Action Minutes - Final

### Planning Board

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Thursday, September 15, 2016

6:00 PM

Old City Hall

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**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

5:59 pm

#### Roll Call

**Absent** 2 - Mr. Browning, and Mr. Gilleran

**Present** 5 - Mr. Lloyd, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

Changes to Agenda: #5 Withdrawn by Staff; #10 Postponed by Applicant to October 20, 2016 meeting

#### Approval of Minutes

1 August 18, 2016

Attachments: [Minutes](#)

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

**Absent:** 2 - Mr. Browning, and Mr. Gilleran

**Yes:** 5 - Mr. Lloyd, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

#### Action Items

2 Variance- 1014 Johnson Street (RE # 00058630-000000; AK #

**1059111)** - A request for variances to maximum building coverage and open space requirements in order to construct a one story addition , on property located within the Single Family Residential (SF) Zoning District. **POSTPONED UNTIL OCTOBER MEETING BY APPLICANT.**

Attachments: [Noticing Package](#)  
[Public Comment](#)  
[package](#)

Postponed by applicant until October 20, 2016 meeting

**3** **Major Development Plan - Mallory Square (RE# 00072082-001100, 00072082-001400, 0072082-003700; AK# 8757778, 8757808, 8801131 )**- A Major Development Plan application for redevelopment of a restaurant and adjacent property located in the HPS zoning district per Section 108-91 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [\\*Large File\\* Package](#)  
[Noticing Package](#)  
[Public Comment](#)

**A motion was made by Ms. Spottswood, seconded by Mr. Varela, Sr., that the Planning Resolution be Postponed until October 20, 2016. The motion carried by the following vote:**

**Recuse:** 1 - Mr. Pike

**Absent:** 2 - Mr. Browning, and Mr. Gilleran

**Yes:** 4 - Mr. Lloyd, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

**4** **Variance - Mallory Square (RE# 00072082-001100, 00072082-001400, 0072082-003700; AK# 8757778, 8757808, 8801131 )**-Variances for south side yard requirement in the HPS zoning district as well as coastal construction control line setback requirement per Section 90-395, Section 122-960(4)(b) and Section 122-1148(2), of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida. **WITHDRAWN BY APPLICANT.**

Attachments: [Noticing Package](#)  
[Public Comment](#)

Withdrawn by applicant.

**5** **Variance - 221 Petronia Street (RE# 00013580-000000; AK# 1013960)** - A request for a variance to the rear setback requirement in order to construct an exterior staircase and deck located within the Historic Neighborhood Commercial (HNC-3) Zoning District pursuant to Sections 122-870(6) c., of the Land Development Regulations of the

Code of Ordinances of the City of Key West, Florida.

Attachments: [Noticing for 221 Petronia Package](#)

Withdrawn by Staff.

**6 Transient License Transfer - 1909 Venetia Street (RE # 00063400-000000, AK # 1063835) to 503 Amelia Street (RE # 00027670-000000, AK # 1028444) - 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 Oceanside (HRCC-3) Zoning District pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

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

**Passed with Conditions regarding trash cans and parking.**

**Absent:** 2 - Mr. Browning, and Mr. Gilleran

**Yes:** 5 - Mr. Lloyd, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

**7 Request For Waiver To The Zoning In Progress For Parking Variances - 3820 & 3824 North Roosevelt Boulevard (RE # 00065530-000000, AK # 1068233 ; RE # 00065550-000000, AK # 1068250 ) - A request for waiver to City Commission Ordinance No. 15-05 invoking the Zoning in Progress for parking variances on property located within the General Commercial (CG) Zoning District.**

Attachments: [Package](#)

**Passed**

**Absent:** 2 - Mr. Browning, and Mr. Gilleran

**Yes:** 5 - Mr. Lloyd, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

**8 Request For Waiver To The Zoning In Progress For Parking Variances - 231 Margaret Street (RE # 00072082-004400, AK # 8818645) - A request for waiver to City Commission Ordinance No. 15-05 invoking the Zoning in Progress for parking variances on property located within the Historic Residential Commercial Core - Key West Bight (HRCC-2) Zoning District.**

Attachments: [Package](#)

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

**Recuse:** 1 - Ms. Spottswood

**Absent:** 2 - Mr. Browning, and Mr. Gilleran

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

- 9**                    **Variance-418 United Street ( RE# 00029000-000000; AK# 1029785)**  
- A request for variances to maximum rear setback, impervious surface requirements and minimum open space requirements in order to remove and replace rear and side exterior staircases located within the Historic High Density Residential (HHDR) Zoning District.

**Attachments:**    [Noticing for 418 United Package](#)

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

**Absent:** 2 - Mr. Browning, and Mr. Gilleran

**Yes:** 5 - Mr. Lloyd, Mr. Pike, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

- 10**                    **Variance-1109 Stump Lane (RE# 00007120-000000; AK# 1007382)**  
- A request for a variance to rear and side setback requirements in order to reconstruct the roof and renovate an existing accessory structure located within the Historic High Density Residential (HHDR) Zoning District.

**Attachments:**    [Noticing Package](#)  
[Public Comment 1](#)  
[Public Comment 2](#)  
[Public Comment 3](#)  
[Public Comment 4](#)  
[Public Comment 5](#)

**Postponed by Applicant to October 20, 2016 Meeting.**

## Reports

Report on Governance of City of Key West Planning Board

**Attachments:**    [Excutive Summary](#)

**A report was presented by Thaddeus Cohen, Planning Director**

## Adjournment

7:12 pm