



# 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, May 31, 2012

6:00 PM

Old City Hall

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### Special

**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 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

### Call Meeting To Order

### Pledge of Allegiance to the Flag

### Roll Call

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

**Present** 5 - Mr. Holland, Mr. Oropeza, Mr. Root, Ms. Tennyson, and Mr. Klitenick

### Approval of Agenda

### Approval of Minutes

1 April 19, 2012 Meeting Minutes

**Attachments:** [20120419 PB Minutes - DRAFT \(revised\)](#)

**Passed**

2 April 23, 2012 Special Meeting Minutes

**Attachments:** [April 23, 2012 Draft Minutes](#)

**Passed**

### Resolutions

### Old Business

3 Variance - 1107 Grinnell Street (RE# 00031760-000100) - A request for rear yard setback

and building coverage in the HMDR zoning district per Section 90-391, Section 122-600(4)a and Section 122-600(6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West.

- Attachments:**     [1107 Grinnell Pkg](#)  
                                   [Correspondence](#)  
                                   [Public Comments \(rev 4/17/12\)](#)

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

- Recuse:** 1 - Mr. Oropeza  
**Absent:** 2 - Mr. Browning, and Mr. Gilleran  
**Yes:** 4 - Mr. Holland, Mr. Root, Ms. Tennyson, and Chairman Klitenick

**4**                            **Zoning Ordinance Amendments** - Consideration of an ordinance of the City of Key West amending Chapter 122 of the Code of Ordinances entitled “zoning”, Article II, entitled “nonconformities” by amending Section 122-26 to add definitions; adding Section 122-33 to provide for an exception for property affected by eminent domain or voluntary conveyance for public transportation or other public purpose; adding Section 122-34 regarding status of parcels during or after acquisition by eminent domain or voluntary conveyance for public transportation or other public purpose; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

- Attachments:**     [Zoning Ordinance Pkg](#)

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

- Absent:** 2 - Mr. Browning, and Mr. Gilleran  
**Yes:** 5 - Mr. Holland, Mr. Oropeza, Mr. Root, Ms. Tennyson, and Chairman Klitenick

**5**                            **Fish & Wildlife Ordinance** - Consideration of an ordinance of the City of Key West amending Section 110 of the Code of Ordinance entitled Floodplain Protection by adding Section 110-467 providing the basis for enhanced protection of specifically identified endangered species habitat and the species focus area maps and real estate list; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

- Attachments:**     [Fish & Wildlife Ordinance Pkg](#)

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

- Absent:** 2 - Mr. Browning, and Mr. Gilleran  
**Yes:** 5 - Mr. Holland, Mr. Oropeza, Mr. Root, Ms. Tennyson, and Chairman Klitenick

**6**                            **Floodplain Protection Ordinance** - Consideration of an ordinance of the City of Key West amending Chapters 14, 34 & 108 of the City of Key West Code of Ordinances, along with related local amendments to Sections 104, 107, 117, 202, 1612 of the 2010 Florida Building

Codes, for the purpose of updating the City's Flood Damage Protection ordinances and related building codes; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

**Attachments:**     [Flood Ordinance Pkg](#)

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

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

**Yes:** 5 - Mr. Holland, Mr. Oropeza, Mr. Root, Ms. Tennyson, and Chairman Klitenick

7

**Major Development Plan - 201 William Street (RE# 00072082-004200)** - A request for the addition of outdoor commercial activity for a new restaurant in the HRCC-2 zoning district per Section 108-91A(2)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Attachments:**     [201 William Pkg](#)  
                                  [Survey and Site Plans](#)  
                                  [Site Plan - TV Location Revised](#)  
                                  [Concurrency Analysis](#)  
                                  [Public Comment - Rev 4/19/12](#)  
                                  [KW Bight Neighborhood Assoc Petition](#)  
                                  [Proposed Conditions \(Harborside, LLC - 5/31/12\)](#)

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

**Recuse:** 1 - Mr. Oropeza

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

**Yes:** 4 - Mr. Holland, Mr. Root, Ms. Tennyson, and Chairman Klitenick

**New Business**

8

**Minor Development Plan - 202 William Street (RE# 00072082-003900)** - A minor development request for a commercial property in the HRCC-1 zoning district per Section 108-91 (A.)(1.)(b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Attachments:**     [202 William Minor Dev Plan Pkg](#)  
                                  [Site Plans](#)  
                                  [Proposed Elevations](#)  
                                  [Site, Utility and Drainage Plan Review & Comments](#)  
                                  [Utility & Drainage Revised Plan](#)

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

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

**Yes:** 5 - Mr. Holland, Mr. Oropeza, Mr. Root, Ms. Tennyson, and Chairman Klitenick

**9**

**Variance - 202 William Street (RE# 00072082-003900)** - A variance request for development within the Coastal Construction Control Line Setback in the HRCC-1 zoning district per Section 122-1148 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Attachments:**     [202 William Variance Pkg](#)  
                              [Site Plans](#)  
                              [Proposed Elevations](#)  
                              [Site, Utility and Drainage Plan Review & Comments](#)  
                              [Utility and Drainage Revised Plan](#)

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

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

**Yes:** 5 - Mr. Holland, Mr. Oropeza, Mr. Root, Ms. Tennyson, and Chairman Klitenick

## **Planner's Report**

Q&A - Items of interest from Planning Board Members

## **Adjournment**