



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, August 18, 2016

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 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

6:00 p.m.

Roll Call

Absent 1 - Mr. Pike

Present 6 - Mr. Browning, Mr. Gilleran, Mr. Lloyd, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

Pledge of Allegiance to the Flag

Approval of Agenda

The Agenda was approved without changes.

Approval of Minutes

1 July 21, 2016 (Regular)

Attachments: [Minutes](#)

A motion was made by Mr. Jim Gilleran, seconded by Ms. Christy Spottswood, that the Minutes be Approved. The motion passed by a unanimous vote.

Action Items

2 **A Resolution Of The Planning Board Of City Of Key West Granting A Waiver Of The One Year Residency Requirement For Affordable Housing Eligibility Specifically For Workforce**

Housing Of Essential Public Service Personnel Pursuant To City Of Key West Code Of Ordinances Section 122-1469(15); Providing For An Effective Date.

Attachments: [Proposed Resolution](#)

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

Absent: 1 - Mr. Pike

Yes: 6 - Mr. Browning, Mr. Gilleran, Mr. Lloyd, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

3 **Minor Development Plan, Conditional Use & Parking Waiver - 3840 N. Roosevelt Blvd & 1185 20th Street (RE # 00064950-000000) -** A request for minor development plan, conditional use & parking waiver approvals for the construction of ten affordable housing units on property located in the Commercial General (CG) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Noticing Package](#)
 [Good Neighbor Letter](#)
 [Package Revised](#)

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 - Mr. Pike

Yes: 6 - Mr. Browning, Mr. Gilleran, Mr. Lloyd, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

4 **Major Development Plan - 724 Truman Avenue (RE: 00030020-000000) -** A request for a major development plan for the replacement of a gymnasium building on property located in the Historic Public and Semipublic Services Zoning District pursuant to the Code of Ordinances of the City of Key West, Florida.

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

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

Absent: 1 - Mr. Pike

Yes: 6 - Mr. Browning, Mr. Gilleran, Mr. Lloyd, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

5 **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 SEPTEMBER 15, 2016 MEETING BY APPLICANT.**

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

Postponed

6 **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. **POSTPONED UNTIL SEPTEMBER 15, 2016 MEETING BY APPLICANT.**

Attachments: [Noticing Package](#)

Postponed

7 **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. **POSTPONED UNTIL SEPTEMBER 15, 2016 MEETING BY APPLICANT.**

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

Postponed

8 **Transient Unit/License Transfer - Unit/License in Unassigned Status to 421 Angela Street Unit B (RE # 00012470-000000, AK # 1012840)** - A request to transfer one transient unit and license from a unit/license in unassigned stratus to property located within the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District pursuant to Section 122-1338 and 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

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

No: 1 - Mr. Varela Sr.

Absent: 1 - Mr. Pike

Yes: 5 - Mr. Browning, Mr. Gilleran, Mr. Lloyd, Ms. Spottswood, and Chairman Holland

9 Proposed Revisions to the Historic District Demolition Ordinance
 - An Ordinance of the City of Key West, Florida, amending Chapter 102 entitled "Historic Preservation" by amending Section 102-217 "Required Public Meetings" relaxing the requirements to obtain staff approval to demolish certain non-historic, non-contributing building or structures in the historic district; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Attachments: [Staff report](#)
 [Resolution](#)
 [Proposed Ordinance](#)

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: 1 - Mr. Pike

Yes: 6 - Mr. Browning, Mr. Gilleran, Mr. Lloyd, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

10 A request to amend the Future Land Use Map (FLUM) from Public and Semipublic Services District (PS) to High Density Residential (HDR-1) and add a new Future Land Use Map zoning district designation of "High Density Residential College Road" on property located at 5224, 5228 & 5230 College Road pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

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

Absent: 1 - Mr. Pike

Yes: 6 - Mr. Browning, Mr. Gilleran, Mr. Lloyd, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

11

A request to amend the Official Zoning Map from Public and Semipublic Services District (PS) to create a new zoning subsection of High Density Residential College Road (HDR-1) on property located at 5224, 5228 & 5230 College Road pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

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

Absent: 1 - Mr. Pike

Yes: 6 - Mr. Browning, Mr. Gilleran, Mr. Lloyd, Ms. Spottswood, Mr. Varela Sr., and Chairman Holland

Reports

Board Comments

Adjournment

6:50 p.m.