

MINUTES
BOARD OF ADJUSTMENT MEETING
OLD CITY HALL, 510 GREENE STREET
TUESDAY, APRIL 1, 2014

A regular meeting of the Board of Adjustment of the City of Key West, Florida, was held in Commission Chambers, Old City Hall, 510 Greene Street, on Tuesday, April 1, 2014.

The Chairman called the meeting to order at 10:09 p.m.

Answering roll call were Commissioners Teri Johnston, Clayton Lopez, Mark Rossi, Billy Wardlow, Jimmy Weekley, Tony Yaniz and Chairman Craig Cates.

Also present were City Manager Bob Vitas, Assistant City Manager David Fernandez, City Attorney Shawn Smith, City Planner and Director of Community Development Don Craig, Senior Deputy City Clerk Sue Harrison and City Clerk Cheri Smith.

APPROVAL OF AGENDA:

It was moved by Commissioner Rossi and seconded by Commissioner Yaniz to approve the agenda. The Chairman asked for objections and seeing none the agenda was approved.

SO ORDERED

APPROVAL OF MINUTES:

November 6, 2013 (Regular)

It was moved by Commissioner Rossi and seconded by Commissioner Johnston to approve the minutes of November 6, 2013.

The Chairman acknowledged the motion and second and requested verbal approval. There were no objections.

At this time the Clerk asked anyone giving testimony on this item to please stand to be sworn in; the Clerk administered the oath.

RESOLUTION:

HEIGHT VARIANCE - 533 EATON STREET (RE # 00004130-000000, AK # 1004294)

RESOLUTION NO. 14-110

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT APPROVING A NON-HABITABLE SPACE VARIANCE TO BUILDING HEIGHT REGULATIONS TO ACCOMMODATE NON-HABITABLE HARDWARE AND UTILITY STRUCTURES AS PART OF THE ADAPTIVE REUSE OF A FORMER SCOTTISH RITE MASONIC CLUB/LODGE INTO NEW ART STUDIO CLASSROOMS, OFFICES AND EXHIBITION SPACES FOR PROPERTY LOCATED AT 533 EATON STREET (RE #00004130-000000, AK #1004294) IN THE HISTORIC NEIGHBORHOOD COMMERCIAL DISTRICT – TRUMAN/SIMONTON (HNC-1) ZONING DISTRICT, UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE

Applicant: Trepanier & Associates, Authorized Representative for The Studios of Key West

The following people spoke on the matter:

Owen Trepanier, Applicant
Donald Craig, City Planner
Shawn Smith, City Attorney

It was moved by Commissioner Weekley and seconded by Commissioner Rossi that the Resolution be passed and adopted with the following conditions as provided by the Planning Department: 1) the approval shall not become effective until the concurrent applications for Major Development Plan/Conditional Use and Easement are approved and effective; 2) The height variance shall only be for the roof garden penthouse structure and railing as shown on the approved plans dated March 11, 2014 by Michael Miller Architecture, any future increase of height beyond this

would require a new height variance application; and 3) the roof shall not be used for any commercial activities that are unrelated to the principal uses, but may serve as an accessory use.

The Chairman requested the Clerk call the roll.

Yeas: Commissioners Johnston, Lopez, Rossi, Wardlow, Weekley, Yaniz and Chairman Cates

Nays: None

The said Resolution was thereupon declared by the Chairman to have been duly passed and adopted and was authenticated by the signatures of the Chairman and the Clerk of the Commission.

SO ORDERED

ADJOURNMENT:

There being no further business the Chairman adjourned the meeting at 10:21 p.m.



Cheryl Smith, MMC, CPM
City Clerk