



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, May 26, 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

6:04 P.M.

Roll Call

Absent 4 - Mr. Browning, Mr. Gilleran, Mr. Varela Sr., and Mr. Klitenick

Present 3 - Mr. Pike, Ms. Spottswood, and Mr. Holland

Pledge of Allegiance to the Flag

Approval of Agenda

It was moved by Board Member Spottswood and seconded by Board Member Pike to approve the agenda to postpone Items 3, 5, 9, 10, and 11 to the June 16, 2016 meeting. The response was unanimous approving the agenda as changed.

Approval of Minutes

1 April 21, 2016 (Regular)

Attachments: [Minutes](#)

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

Resolutions

- 2 A request for relief from Section 122-1469(4) for household income requirements of Workforce Housing Applicant Eligibility of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Public Comment](#)

A motion was made by Ms. Spottswood to approve the request for relief. The Chairman asked for a second and seeing none the motion died.

- 3 **Variance - 1322 Olivia Street (RE #00024850-001200, AK #9103736)**

Request for variances to maximum building coverage and street side setback requirements in order to construct a second floor balcony and a first floor porch on property located within the Historic Medium Density Residential (HMDR) Zoning District.

Attachments: [*Large File* Package](#)

A motion was made by Ms. Spottswood, seconded by Mr. Pike, that the Planning Resolution be Postponed to June 16, 2016. The motion passed by a unanimous vote.

- 4 **Variance - 1441 Thompson Street (RE #00042420-000000; AK #1043061)**

A request for variances to expand existing front, rear and street side setbacks in order to construct a one story addition, on property located within the Single-Family Residential (SF) Zoning District.

Attachments: [Noticing](#)

[*Large File* Package](#)

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

Absent: 4 - Mr. Browning, Mr. Gilleran, Mr. Varela Sr., and Vice Chair Klitenick

Yes: 3 - Mr. Pike, Ms. Spottswood, and Chairman Holland

Enactment No: PB Res 2016-026

- 5 **Variance - 221 Petronia Street (RE# 00013580-000000; AK #1013960)**

A request for a variance to rear setback requirements in order to construct a two story residential addition located within the Historic Neighborhood Commercial (HNC-3) Zoning District.

Attachments: [*Large File* Package](#)

[Noticing](#)

A motion was made by Ms. Spottswood, seconded by Mr. Pike, that the Planning Resolution be Postponed to June 16, 2016. The motion passed by a unanimous vote.

6 Major Development Plan - 5555 College Road (RE #00072080-001400; AK #1076007)

A request for major development plan for the construction of a 39 affordable units and 23 market rate units on property located within the General Commercial (CG) Zoning District.

Attachments: [*Large File* Staff Report, Draft Resolution and Site Plans](#)
[Noticing](#)
[*Large File* Application Package](#)
[Public comment Sunset Marina](#)

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

Absent: 4 - Mr. Browning, Mr. Gilleran, Mr. Varela Sr., and Vice Chair Klitenick

Yes: 3 - Mr. Pike, Ms. Spottswood, and Chairman Holland

Enactment No: PB Res 2016-027

7 Development Agreement - 5555 College Road (RE #00072080-001400; AK #1076007)

A request for a development agreement between Sunset Marina, LLC and The City of Key West for the construction of a 39 affordable units and 23 market rate units on property located within the General Commercial (CG) Zoning District. The request is for Sixty-six (66) residential dwelling units consisting of existing four residential dwelling units and an additional Sixty-two (62) residential dwelling units, along with up to 9,600 square feet of non-residential floor area consisting of the existing marina ship store and office, marina repair shop, storage space, and showers and laundry facilities all of which currently exist today, which facilities may be converted to another non-residential use of equal or lesser impact with no building exceeding forty feet in height.

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

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

Absent: 4 - Mr. Browning, Mr. Gilleran, Mr. Varela Sr., and Vice Chair Klitenick

Yes: 3 - Mr. Pike, Ms. Spottswood, and Chairman Holland

Enactment No: PB Res 2016-028

8 Variance - 5555 College Road (RE #00072080-001400; AK #1076007)

A request for a variance to parking requirements to allow for substitution of bicycle parking spaces on property located within the General Commercial (CG) Zoning District.

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

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

Absent: 4 - Mr. Browning, Mr. Gilleran, Mr. Varela Sr., and Vice Chair Klitenick

Yes: 3 - Mr. Pike, Ms. Spottswood, and Chairman Holland

Enactment No: PB Res 2016-029

9 Conditional Use - 504 Angela Street (RE #00054250-000000; AK #1054879)

A request for conditional use to allow bar lounge use on property located in the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District.

Attachments: [*Large File* Package](#)
 [Noticing](#)
 [Public comment](#)
 [Public Coment#2](#)

A motion was made by Ms. Spottswood, seconded by Mr. Pike, that the Planning Resolution be Postponed to June 16, 2016. The motion passed by a unanimous vote.

10 Conditional Use - 501-505 Greene Street (RE #00000520-000000; AK #1000515)

A request for conditional use to allow bar lounge use on property located in the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District.

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

A motion was made by Ms. Spottswood, seconded by Mr. Pike, that the Planning Resolution be Postponed to June 16, 2016. The motion passed by a unanimous vote.

11 Variance - 501-505 Greene Street (RE #00000520-000000; AK #1000515)

A request for a variance to parking requirements for 8 parking spaces on property located within the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District.

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

A motion was made by Ms. Spottswood, seconded by Mr. Pike, that the Planning Resolution be Postponed to June 16, 2016. The motion passed by a unanimous vote.

12 Rescinding PB Resolution 2015-28 (Change of Nonconforming Use 2215 Flagler Avenue, RE# 00045470-000000; AK # 1046060)

A request from the property owner to dissolve the previously adopted Planning Board Resolution 2015-28 pursuant to Section 122-32 (e) (1) & (2), Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [Package](#)

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

Absent: 4 - Mr. Browning, Mr. Gilleran, Mr. Varela Sr., and Vice Chair Klitenick

Yes: 3 - Mr. Pike, Ms. Spottswood, and Chairman Holland

Enactment No: PB Res 2016-030

Reports

Citizen Comments

Board Comments

Adjournment

7:02 P.M.