



# City of Key West, FL

Old City Hall  
510 Greene Street  
Key West FL 33040

## Action Minutes - Final - Final Planning Board

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Thursday, August 22, 2013

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 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

6:15PM

### Pledge of Allegiance to the Flag

### Roll Call

**Absent** 3 - Mr. Browning, Mr. Gilleran, and Ms. Tennyson

**Present** 4 - Mr. Holland, Mr. Oropeza, Vice Chair Root, and Chairman Klitenick

### Approval of Agenda

### Approval of Minutes

August 15, 2013

**Attachments:** [Minutes DRAFT](#)

A motion was made by Mr. Gregory Oropeza, seconded by Mr. Sam Holland, Jr., that the Minutes be Approved as amended. The motion passed by an unanimous vote.

### Resolutions

### New Business

1

**After-the-Fact Variances - 2501 Fogarty Street (RE# 00050510-000000, AK# 1051110)** - A request for side yard setback for a shed, and impervious surface ratio and building coverage requirements for an after-the-fact construction of new carport in the SF zoning district per Section 90-391, Sections 122-1182, 122-238(4)a, 122-238(4)b of the Land Development Regulations of the Code of

Ordinances of the City of Key West.

- Attachments:**    [2501 Fogarty](#)  
                                   [Owner Email](#)  
                                   [Planning Dept Variance Request](#)  
                                   [Public Comment](#)

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

- Absent:** 3 - Mr. Browning, Mr. Gilleran, and Ms. Tennyson  
**Yes:** 4 - Mr. Holland, Mr. Oropeza, Vice Chair Root, and Chairman Klitenick

**2**                            **Variances - 416 Elizabeth Street (RE# 0006240-000000, AK# 1006467)** - A request for a variance for detached habitable space to construct a structure for use as a pool house or satellite bedroom in the HMDR zoning district per Section 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

- Attachments:**    [416 Elizabeth Rev](#)

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

- Absent:** 3 - Mr. Browning, Mr. Gilleran, and Ms. Tennyson  
**Yes:** 4 - Mr. Holland, Mr. Oropeza, Vice Chair Root, and Chairman Klitenick

**3**                            **Variances - 717 White Street (RE# 00022780-000000, AK# 1023574)**  
 - A request for side, street side and rear-yard setback requirements and detached habitable space to construct two buildings for use as a primary residence and satellite guest quarters with an art studio space in the HRCC-3 zoning district per Sections 122-600(6) b, c & d and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

- Attachments:**    [717 White Rev](#)  
                                   [Public Comment](#)

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

- Absent:** 3 - Mr. Browning, Mr. Gilleran, and Ms. Tennyson  
**Yes:** 4 - Mr. Holland, Mr. Oropeza, Vice Chair Root, and Chairman Klitenick

**4**                            **Transient License Transfer - 520 Angela Street Front and Rear (RE# 00015700-000000, AK# 1016063; RE# 00015700-000100, AK# 1016071)** - A request for a Transient License Transfer of three

unassigned units and licenses to property in the HNC-1 zoning district per Section 122-1338 (2) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Attachments:** [520 Angela Rev](#)

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

**Absent:** 3 - Mr. Browning, Mr. Gilleran, and Ms. Tennyson

**Yes:** 4 - Mr. Holland, Mr. Oropeza, Vice Chair Root, and Chairman Klitenick

**5 Special Exception, Alcohol Sales in Proximity to a Church - 830 Truman Avenue (RE# 00030470-000000, AK # 1031241) - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church and for property located within the HNC-1 zoning district, pursuant to Section 18-28 (b)(2) of the Code of Ordinances of the City of Key West.**

**Attachments:** [830 Truman](#)  
[Public Comments](#)

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

**Absent:** 3 - Mr. Browning, Mr. Gilleran, and Ms. Tennyson

**Yes:** 4 - Mr. Holland, Mr. Oropeza, Vice Chair Root, and Chairman Klitenick

**6 HRCC-4 Land Use Element Amendments - Consideration of an ordinance amending the Key West Comprehensive Plan by amending the Policy 1-1.1.8: Allowed Uses in the Historic Residential Commercial Core of the Land Use Element as provided for in Chapter 90, Article VI, Amendments, Division 3, Comprehensive Plan Amendments, based upon the revocation of the Mole Pier and the Truman Harbor previously deeded by the Navy; Providing for transmittal to the State Land Planning Agency; Providing for the filing with Secretary of State; Providing for Severability; Providing for Repeal of Inconsistent Provisions; Providing for an Effective Date.**

**Attachments:** [HRCC-4 and HPS-1 LDR Amendment](#)

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

**Absent:** 3 - Mr. Browning, Mr. Gilleran, and Ms. Tennyson

**Yes:** 4 - Mr. Holland, Mr. Oropeza, Vice Chair Root, and Chairman Klitenick

7

**Zoning District Amendment** - An ordinance of the City of Key West amending Chapter 122, of the Code of Ordinances entitled "Zoning" of Article IV, Division 5 by amending the HRCC-4 zoning district Section 122-756 entitled "Intent"; amending Section 122-757 entitled "Uses Permitted"; amending Section 122-758 entitled "Conditional Uses"; amending Section 122-759 entitled "Prohibited Uses"; and amending Section 122-760 entitled "Dimensional Requirements" ; and amending Division 11 by amending the HPS-1 zoning district Section 122-966 entitled "Intent"; amending Section 122-967 entitled "Uses Permitted"; amending Section 122-968 entitled "Conditional Uses"; and amending Section 122-970 entitled "Dimensional Requirements" for amendments to zoning district regulations for the lands within the designated Truman Waterfront Park area; and amending Section 122-1111 entitled "Table of Land Uses by District"; providing for severability; providing for the repeal of inconsistent provisions; providing for an effective date.

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

**Absent:** 3 - Mr. Browning, Mr. Gilleran, and Ms. Tennyson

**Yes:** 4 - Mr. Holland, Mr. Oropeza, Vice Chair Root, and Chairman Klitenick

**Planner’s Report**

- **Q&A – Items of interest from Planning Board Members**

**Adjournment**

**7:49PM**