



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, February 17, 2022

5:00 PM

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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

FOR VISUAL PRESENTATIONS: Individuals are responsible to share their presentation at the meeting on their laptop through Zoom. For City Commission meetings the City Clerk's Office will need a copy for the agenda at least 6 days before the meeting.

Call Meeting To Order - 5:01 P.M.

Roll Call

Absent 2 - Ms. Brew, and Mr. Browning

Present 5 - Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

Pledge of Allegiance to the Flag

Approval of Agenda - The agenda was unanimously approved as amended.

Administering the Oath by the Clerk of the Board

Approval of Minutes

1 January 20, 2022

Attachments: [Minutes](#)

A motion was made by Mr. Lloyd, seconded by Ms. Henderson, that the Minutes be Approved. The motion passed by unanimous vote.

New Business

2 **Variance - 529 United Street (RE# 00028790-000100):** A request for a variance from required parking for property located within the Historic Neighborhood Commercial - Truman/Simonton (HNC-1) Zoning District pursuant to Sections 108- 572 and 108-575 (5) and 122-776(b) of the City of Key West Land Development Regulations.

- Attachments:** [Noticing Package](#)
 [*Large File* Planning Package](#)
 [Utilities Comments](#)
 [Staff Report](#)
 [Applicant Presentation](#)

A motion was made by Mr. Lloyd, seconded by Mr. Varela, that the Board finds that all the standards set forth in code Section 90-395(A) have been met by the Applicant, that the Applicant has demonstrated a “Good Neighbor Policy” and that the Variance (exception) be Granted subject to the conditions as outlined in the Staff Report with a modification to condition #2 by allowing the applicant to retain their non-transient unit for a period of 2 years in order to allow time to bring it up to proper fire/safety code. The motion carried by the following vote:

- Absent:** 2 - Ms. Brew, and Mr. Browning
- Yes:** 5 - Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

Enactment No: PB Resolution 2022-06

3

Conditional Use - 529 United Street (RE# 00028790-000100): A request for conditional use approval to increase the seating capacity within an existing food service restaurant, located in the Historic Neighborhood Commercial - Truman Simonton (HNC-1) Zoning District, pursuant to Section 122-63(e) and Section 122-808 of the City of Key West Land Development Regulations.

- Attachments:**
- [DRC Planning Package](#)
 - [Floodplain Comments](#)
 - [Utilities Comments](#)
 - [Multi Modal Coordinator Comments](#)
 - [Keys Energy Comments](#)
 - [Engineering Comments](#)
 - [Noticing Package](#)
 - [*Large File* Revised Planning Package](#)
 - [Staff Report](#)
 - [Applicant Presentation](#)

A motion was made by Mr. Lloyd, seconded by Ms. Henderson, that the Board finds the Applicant’s proposed conditional use demonstrates all of the requirements of code Section 122-62(c) and that the Application be approved subject to conditions as outlined in the Staff Report with a modification to condition #5 by allowing the applicant to retain their non-transient unit for a period of 2 years in order to allow time to bring it up to proper fire/safety code. The motion carried by the following vote:

- Absent:** 2 - Ms. Brew, and Mr. Browning
- Yes:** 5 - Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

Enactment No: PB Resolution 2022-07

4

Major Development Plan and Landscape Waiver - 541 White Street (RE# 00006730-000200) - A request for approval of a Major Development Plan and Landscape Waiver to construct 48 affordable workforce housing units in the Historic Special Medium Density Residential (HSMDR) zoning district pursuant to Section 108-91 and Subdivision III-Historic Special Medium Density Residential District of the City of Key West Land Development Regulations.

- Attachments:**
- [Staff Report](#)
 - [*Large File* Revised Planning Package](#)
 - [*Large File* Plans - Revised 1.6.22](#)
 - [*Large File* Revised Landscape Plans](#)
 - [*Large File* Architectural Renderings 12.7.21](#)
 - [Bender & Associates Architects Narrative](#)
 - [DRC Utilities Comments](#)
 - [Keys Energy Comments](#)
 - [*Large File* DRC Planning Package](#)
 - [Traffic Analysis Response](#)
 - [Submitted Response to Corradino 11.30.21](#)
 - [Noticing Package](#)

A motion was made by Vice Chair Gilleran, seconded by Mr. Varela, that the Major Development Plan and Landscape Waiver be Approved. The motion carried by the following vote:

Absent: 2 - Ms. Brew, and Mr. Browning

Yes: 5 - Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

Enactment No: PB Resolution 2022-08

5 Amendment to a Development Agreement - 541 White Street (RE# 0006730-000200) A request for an Amendment to a Development Agreement to construct 48 affordable workforce housing units in the Historic Special Medium Density Residential (HSMDR) zoning district pursuant to Section 90-689 and 122-611 of the City of Key West Land Development Regulations.

- Attachments:**
- [Staff Report](#)
 - [Proposed Amended Development Agreement](#)
 - [Redlined Development Agreement](#)
 - [*Large File* Revised Planning Package](#)
 - [*Large File* Plans - Revised 1.6.22](#)
 - [*Large File* Architectural Renderings](#)
 - [Bender & Associates Architects Narrative](#)
 - [Utilities Comments](#)
 - [Keys Energy Comments](#)
 - [*Large File* DRC Planning Package](#)
 - [Submitted Response to Corradino 11.30.21](#)
 - [Height Reference Point Determination](#)
 - [Noticing Package](#)

A motion was made by Vice Chair Gilleran, seconded by Mr. Varela, that the Amendment to Development Plan be Approved. The motion carried by the following vote:

Absent: 2 - Ms. Brew, and Mr. Browning

Yes: 5 - Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

Enactment No: PB Resolution 2022-09

6

Text amendment to the Historic Architectural Review Commission’s Guidelines - A resolution of the City of Key West Planning Board recommending an ordinance to the City Commission to amend the Historic Architectural Review Commission guidelines for Windows and shutters as referenced in Section 90-142 of the City of Key West Land Development Regulations; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

- Attachments:** [Staff Report](#)
 [Ordinance](#)
 [Planning Board Resolution](#)
 [Chapter 163 Section 04 - Florida Statutes Energy Devices Based on Renewable Resources](#)
 [List of buildings and sites individually listed in the National Register of Historic Places](#)

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

Absent: 2 - Ms. Brew, and Mr. Browning

Yes: 5 - Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

Enactment No: PB Resolution 2022-10

7

Text amendment to the Land Development

Regulations - A resolution of the City of Key West Planning Board recommending an ordinance to the City Commission to amend Chapter 102 of the Code of Ordinances entitled "Historic Preservation", Article IV entitled "Certificate of Appropriateness" by amending Division 2, entitled "Economic Hardship" by increasing the maximum household income for applicants seeking substitution of alternative building materials for historic or traditional materials; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

- Attachments: [Staff Report](#)
 [Ordinance](#)
 [Planning Board Resolution](#)
 [2021 Work Force Housing Income Limits](#)

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

- Absent:** 2 - Ms. Brew, and Mr. Browning
- Yes:** 5 - Vice Chair Gilleran, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland
- Enactment No: PB Resolution 2022-11

Reports

Public Comments

Board Member Comments

Adjournment - 6:46 P.M.