



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, February 20, 2020

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.

ALL VISUAL PRESENTATIONS (POWER POINT ONLY) FOR AGENDA ITEMS MUST BE RECEIVED IN THE CITY CLERK'S OFFICE (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

Call Meeting To Order - 5:04 P.M.

Roll Call

Absent 2 - Mr. Browning, and Vice Chair Gilleran

Present 4 - Ms. Henderson, Mr. Varela, Chairman Holland, and Mr. Lloyd

Pledge of Allegiance to the Flag

Approval of Agenda

Administering the Oath by the Clerk of the Board

Approval of Minutes

1 January 13, 2020 (Workshop)

Attachments: [Minutes](#)

A motion was made by Mr. Gregory Lloyd, seconded by Mr. Freddy Varela, that the Minutes be Approved. The motion passed by an unanimous vote.

2 January 16, 2020 (Regular)

Attachments: [Minutes](#)

A motion was made by Mr. Gregory Lloyd, seconded by Mr. Freddy Varela, that the Minutes be Approved. The motion passed by an unanimous vote.

Old Business

- 3 **To be Postponed by Staff: Text Amendment of the Land Development Regulations** - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending Chapter 86 of the Land Development Regulations, entitled “General Provisions”, Section 86-9, entitled “Definition of terms”; Pursuant to Chapter 90, Article VI, Division 2; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Postponed

- 4 **To be Postponed by Staff: Text Amendment of the Land Development Regulations** - A Resolution of the Key West Planning Board recommending an Ordinance to the City Commission amending Chapter 108 of the Land Development Regulations, entitled “Planning and Development,” Article VII, entitled “Off-Street Parking and Loading,” Division 2. entitled “Regulations for Required Spaces,” and Article X, entitled “Building Permit Allocation System,” Division 2., entitled “Building Permit Allocation System”; Pursuant to Chapter 90, Article VI, Division 2; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Postponed

5 To be Postponed by Staff: Text Amendment of the Land Development Regulations - A Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission amending Chapter 122 of the Land Development Regulations, entitled "Zoning", Section 122-1342, entitled "Historic structures"; pursuant to Chapter 90, Article VI, Division 2; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

Attachments: [Ordinance 05-09](#)
 [Ordinance 02-05](#)

Postponed

6 After-the-Fact Variance - 1607 Laird Street - (RE# 00060500-000000) - A request for after-the-fact variances to allow for an accessory structure to be located within the required front yard, maximum building coverage, and to the minimum side yard setback requirement in order to install a propane tank on property located within the Single Family (SF) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

A motion was made by Mr. Lloyd, seconded by Mr. Varela, that the Board finds 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 Action Items be Passed. The motion carried by the following vote:

No: 1 - Ms. Henderson

Absent: 2 - Mr. Browning, and Vice Chair Gilleran

Yes: 3 - Mr. Varela, Chairman Holland, and Lloyd

Enactment No: PB Resolution 2020-06

7

Exception for Outdoor Merchandise Display - 718 Duval Street (RE # 00016100-000000) - A request for an Exception for Outdoor Merchandise Display on a property located within the Historic Residential Commercial Core (HRCC-1) Zoning District pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
 [Resolution](#)
 [*Large File* Package](#)
 [Noticing Package](#)

A motion was made by Ms. Henderson, seconded by Mr. Varela, that the Action Items be Passed. The motion carried by the following vote:

No: 1 - Lloyd

Absent: 2 - Mr. Browning, and Vice Chair Gilleran

Yes: 3 - Ms. Henderson, Mr. Varela, and Chairman Holland

Enactment No: PB Resolution 2020-07

New Business

8 **Amendment to a Conditional Use - 300 Petronia Street (RE# 00014230-000000)** - A request to amend the hours of operation to a conditional use approval for a restaurant on property located within the Historic Neighborhood Commercial (HNC-3) zoning district pursuant to the Land development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
 [Resolution](#)
 [*Large File* Package](#)
 [Noticing Package](#)
 [Planning Board Resolution 2019-82](#)
 [Staff Report from 11-21-19 Planning Board Meeting](#)
 [Requested Change to Resolution 2019](#)
 [Comments from 01-23-20 DRC meeting](#)

A motion was made by Mr. Lloyd, seconded by Mr. Varela, that the Board find the Applicant's proposed conditional use demonstrates all of the requirements of code section 122-62(c) and the application be approved. The motion carried by the following vote:

- Absent:** 2 - Mr. Browning, and Vice Chair Gilleran
Yes: 4 - Ms. Henderson, Mr. Varela, Chairman Holland, and Lloyd
 Enactment No: PB Resolution 2020-08

9 **Exception to Outdoor Merchandise Display-300 Front Street (RE# 0000640-000100)** A request for an Exception to Outdoor Merchandise Display for property located in the Historic Residential Commercial Core (HRCC-1) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
 [Resolution](#)
 [*large file* Package](#)
 [Noticing Package](#)

A motion was made by Mr. Lloyd, seconded by Mr. Varela, that the Action Items be Denied. The motion carried by the following vote:

- Absent:** 2 - Mr. Browning, and Vice Chair Gilleran
Yes: 4 - Ms. Henderson, Mr. Varela, Chairman Holland, and Lloyd

Enactment No: PB Resolution 2020-09

10

Variance - 1507 Grinnell Street (RE #00058340-000000)

- A request for a variance to the maximum allowed building coverage in order to construct an addition on an existing structure at a property located within the Single-Family (SF) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments: [Staff Report](#)
 [Resolution](#)
 [*Large File* Package](#)
 [Noticing Package](#)

A motion was made by Mr. Lloyd, seconded by Mr. Varela, that the Board finds all standards set forth in code Section 90-395(A) have been met by the Applicant, and that the Applicant has demonstrated a "Good Neighbor Policy" and the resolution be Passed subject to the conditions set forth in the staff report. The motion carried by the following vote:

- Absent:** 2 - Mr. Browning, and Vice Chair Gilleran
Yes: 4 - Ms. Henderson, Mr. Varela, Chairman Holland, and Lloyd

Enactment No: PB Resolution 2020-10

Reports

Public Comments

Board Comments

Adjournment - 5:47 P.M.