



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, June 17, 2021

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 - 5:02 P.M.

Roll Call

Absent 3 - Mr. Browning, Ms. Henderson, and Chairman Holland

Present 4 - Ms. Brew, Vice Chair Gilleran, Mr. Lloyd, and Mr. Varela

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 May 20, 2021

Attachments: [Minutes](#)

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

Old Business

2

Text Amendment of the Comprehensive Plan - A
Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission replacing Appendix C: City of Key West Water Supply Facilities Work Plan, as well as amending Comprehensive Plan sections - Chapter 1: Future Land Use Element Objectives 1-1.7 and 1-1.12, and Policies 1.1.12.6, 1.1.12.7 and 1.1.12.8; Chapter 4: Public Facilities Element Objectives 4-1.2, and Policies 4-1.2.1 and 4-1.2.2; Chapter 5: Coastal Management Element Policy 5-1.2.2; Chapter 6: Conservation Element Policies 6-1.2.5, 6-1.2.8, 6-1.2.9, 6-1.2.11, 6-1.2.12, 6-1.2.14 and 6-1.2.19; Chapter 8: Intergovernmental Coordination Element Policies 8-1.3.5 and 8-1.3.7; and Chapter 9: Capital Improvements Element Policies 9-1.6.1, 9-4.1.1 and 9-4.1.3. as well as amendments to the section entitled, Data and Analysis, Chapter 5, Section 5.2 Potable Water.

Attachments: [Staff Report](#)
 [Key West Water Supply Plan - Clean](#)
 [Key West Water Supply Plan - Strikethrough Underline](#)

Postponed Indefinitely

3

Variance - 1020 Margaret Street (RE# 00030490-000000) - A request for a variance to the minimum front setback and the minimum rear setback for a minor development plan to renovate two existing historic single-family structures and construct three new single-family structures in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 122-600 (6) a., and 122-600 (6) c.

Attachments: [Staff Report](#)
[Planning Package](#)
[*Large File* Noticing Package](#)
[Staff Presentation](#)
[2.18.21 Noticing Package](#)
[6.17.21 Noticing Package](#)

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. The motion carried by the following vote:

Absent: 3 - Mr. Browning, Ms. Henderson, and Chairman Holland

Yes: 4 - Ms. Brew, Vice Chair Gilleran, Mr. Lloyd, and Mr. Varela

Enactment No: PB Resolution 2021-25

4

Minor Development Plan and Landscape Waiver - 1020 Margaret Street (RE# 00030490-000000) - A request for approval of a minor development plan to renovate an existing historic single-family structure and construct three new single-family structures, as well as installing an inground pool and a paved parking lot in the Historic Medium Density Residential (HMDR) zoning district and a request for approval to pay a fee-in-lieu to comply with the City of Key West's Workforce Housing ordinance pursuant to Sections 108-91, 108-517, 122-596, 122-597, and Section 122-1467(1)(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Planning Package](#)
[*Large File* Noticing Package](#)
[2.18.21 Noticing Package](#)
[6.17.21 Noticing Package](#)

A motion was made by Mr. Lloyd, seconded by Ms. Brew, that the item be Postponed to July 15, 2021. The motion carried by the following vote:

Absent: 3 - Mr. Browning, Ms. Henderson, and Chairman Holland

Yes: 4 - Ms. Brew, Vice Chair Gilleran, Mr. Lloyd, and Mr. Varela

5

Variance - 1115 Grinnell Street (RE# 00031810-000000)

- A request for variances to the maximum building coverage, maximum impervious surface, and minimum open space requirements in order to construct a rear addition on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 122-600 (4) a., 122-600 (4) b., and 108-346 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
 [Package](#)
 [Noticing Package](#)
 [Letter of Objection - Willis](#)

Postponed to July 15, 2021

New Business

6

Conditional Use Amendment - 112 Fitzpatrick Street (RE# 00000650-000000) - A request for a revision to a conditional use approval to alter the conditions of Planning Board Resolution 2010-014 to allow the change of rental vehicles types and the overall reduction of rental vehicles permitted at the property in the Historic Residential Commercial Core (HRCC-1) zoning district pursuant to Sections 122-62 and 122-688 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Planning Package](#)
[Floodplain Comments](#)
[Utilities Comments](#)
[Keys Energy Comments](#)
[Engineering Comments](#)
[Noticing Package](#)

A motion was made by Mr. Lloyd, seconded by Mr. Varela, that 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 the conditions as outlined in the Staff Report. The motion carried by the following vote:

Absent: 3 - Mr. Browning, Ms. Henderson, and Chairman Holland

Yes: 4 - Ms. Brew, Vice Chair Gilleran, Mr. Lloyd, and Mr. Varela

Enactment No: PB Resolution 2021-26

7

Variance - 1307 Newton Street (RE# 00022630-000000)

- A request for variances to the maximum building coverage, and minimum open space ratio to construct a rear addition to the principal structure, a pool, and a wood framed deck on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 122-600 (4) a., and 108-346 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Package](#)
[Noticing Package](#)
[Letter 1](#)
[Letter 2](#)
[Letter 3](#)
[Letter 4](#)
[Letter 5](#)

A motion was made by Mr. Lloyd, seconded by Mr. Varela, 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. The motion carried by the following vote:

Absent: 3 - Mr. Browning, Ms. Henderson, and Chairman Holland

Yes: 4 - Ms. Brew, Vice Chair Gilleran, Mr. Lloyd, and Mr. Varela

Enactment No: PB Resolution 2021-27

8

Variance - 210-216 Duval Street (RE# 00001420-000000) - A request for a variance to maximum allowed building coverage, maximum allowed impervious space, minimum required open space, and minimum required off-street parking spaces, in order to enclose a portion of space between buildings and restore the interior of the property located in the Historic Residential Commercial Core (HRCC-1) zoning district pursuant to Sections 90-395, 108-346, 108-572 (9), 122-690 (4)a., and 122-690 (4)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

A motion was made by Mr. Lloyd, seconded by Mr. Varela, 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. The motion carried by the following vote:

Absent: 3 - Mr. Browning, Ms. Henderson, and Chairman Holland

Yes: 4 - Ms. Brew, Vice Chair Gilleran, Mr. Lloyd, and Mr. Varela

Enactment No: PB Resolution 2021-28

9

**Major Development Plan and Landscape Waiver -
210-216 Duval Street (RE# 00001420-000000) - A**

request for a major development plan and landscape waiver to renovate an existing historic mixed-use structure and enclose a portion of space between buildings of the property located in the Historic Residential Commercial Core (HRCC-1) zoning district and a request for approval to pay a fee-in-lieu to comply with the City of Key West’s Workforce Housing ordinance pursuant to Sections 90-395, 108-91, 108-517, and Section 122-1467(1)(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments: [Planning Package](#)
 [Staff Report](#)
 [Urban Forester's Landscape review](#)
 [Utilities Comments](#)
 [Keys Energy Comments](#)
 [Engineering Comments](#)
 [Noticing Package](#)

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

- No:** 1 - Vice Chair Gilleran
- Absent:** 3 - Mr. Browning, Ms. Henderson, and Chairman Holland
- Yes:** 3 - Ms. Brew, Mr. Lloyd, and Mr. Varela
- Enactment No: PB Resolution 2021-29

Reports

Public Comments

Board Member Comments

Adjournment - 5:53 P.M.