



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, June 21, 2018

6:00 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 FOR AGENDA ITEMS MUST BE RECEIVED (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

Call Meeting To Order

Roll Call

Present 7 - Mr. Browning, Mr. Lloyd, Pike, Mr. Russo, Mr. Varela Sr., Mr. Gilleran, and Chairman Holland

Pledge of Allegiance to the Flag

Approval of Agenda

Approved the Amended Agenda, Postponing items #5 and #12 to July 19, 2018

Approval of Minutes

1

April 19, 2018

A motion was made by Vice Chair Jim Gilleran, seconded by Mr. Fredy Varela, Sr., that the Minutes be Approved. The motion passed by an unanimous vote.

Old Business

- 2** **Variance - 620 Angela Street (RE # 00018110-000000)** - A request for variances to the minimum side setback requirements in order to construct a unit. The property is located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Mr. Lloyd, seconded by Mr. Russo, 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 be Passed subject to the conditions set forth on the staff report. The motion carried by the following vote:

No: 1 - Mr. Pike

Yes: 6 - Mr. Browning, Mr. Lloyd, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2018-18

New Business

- 3** **Conditional Use - 1103-1105-1107 Simonton Street (RE # 00027490-000000; 00027500-000000; 00027510-000000)** - A request for conditional use approval for the location of a restaurant with outdoor consumption area on property located in the Historic Neighborhood Commercial-Truman/Simonton (HNC-1) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Mr. Lloyd, seconded by Mr. Russo, that the Board finds that Applicant’s proposed conditional use demonstrates all the requirements of the Code Section 122-62(C) have been met by the Applicant, that the Applicant has demonstrated a “Good Neighbor Policy” and that the Application be granted subject to the conditions of the staff report, amending item #7 staying open until 11:00 PM on weekends and Sunday through Thursday 10:00 PM. The motion carried the following vote:

Yes: 7 - Mr. Browning, Mr. Lloyd, Mr. Pike, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2018-19

4 Alcohol Sales Exception - 1103-1105-1107 Simonton Street - (RE# 00027490-000000; 00027500-000000; 00027510-000000) - A request for an alcohol sales exception in order to serve beer and wine for a restaurant for property located within the Historic Neighborhood Commercial (HNC-1) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Vice Chair Gilleran, seconded by Mr. Browning, that the Board finds that all the standards set forth in code Section 18-28 B (2) have been met by the Applicant, that the Applicant has demonstrated a “Good Neighbor Policy” and that the Alcohol Sales Special Exception be Passed. The motion carried by the following vote:

No: 1 - Mr. Pike

Yes: 6 - Mr. Browning, Mr. Lloyd, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2018-20

5 POSTPONED BY APPLICANT - Variance- 1108 Watson Street- (RE# 00031750-000000) - A request for a variance to the maximum allowed building coverage in order to construct a bathroom addition and a front porch addition for property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Postponed to July 19, 2018.

6 Variance- 1610 Trinidad Drive - (RE# 00071050-000000) - A request for variances to the required side setbacks, required rear yard setback, and the maximum building coverage allowed in order to construct a screened in porch in the rear yard for 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.

A motion was made by Mr. Browning, seconded by Mr. Varela, Sr. 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 be Passed subject to the conditions set forth on the staff report. The motion carried by the following vote:

Yes: 7 - Mr. Browning, Mr. Lloyd, Mr. Pike, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2018-21

7 Variance - 18 Merganser Lane- (RE# 00072081-000109) - A
 request for a variance to the required side setback requirement in order to construct a one and two story porch addition in the rear yard for property located within the Mixed Use Planned Redevelopment / Development (PRD) Zoning District applicable to the Key West Golf Club Development pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Vice Chair Gilleran, seconded by Mr. Russo, 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 be Passed subject to the conditions set forth on the staff report. The motion carried by the following vote:

Yes: 7 - Mr. Browning, Mr. Lloyd, Mr. Pike, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2018-22

8 After-the-Fact Variance - 3713 Donald Avenue - (RE# 00056750-000000) - A request for variances to side, rear yard setback requirements, the maximum allowed building coverage, and the maximum allowed impervious surface in order to maintain and finish construction of an after-the-fact shed , and a covered roof over a wood deck for 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.

A motion was made by Mr. Russo, seconded by Mr. Lloyd, 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 After the Fact Variance be Passed subject to the conditions set forth on the staff report. The motion carried by the following vote:

No: 1 - Mr. Pike

Yes: 6 - Mr. Browning, Mr. Lloyd, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2018-23

9 **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 entitled “Zoning”; Article V entitled “Supplementary District Regulations”; Division 10 entitled “Work Force Housing”; new Section 122-1473 entitled “Affordable Workforce Liveaboard Vessels ” of the Land Development Regulations; Providing for severability; Providing for repeal of inconsistent provisions; Providing for an effective date.

A motion was made by Mr. Lloyd, seconded by Mr. Russo, that the Board finds that all the standards set forth amending Chapter 122, entitled "Zoning" be Passed subject to the conditions set forth on the staff report. The motion carried by the following vote:

Yes: 7 - Mr. Browning, Mr. Lloyd, Mr. Pike, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2018-24

10 **Parking Variance - 1400 Block of Duval Street - A** request for a variance to parking requirements to 54 vehicle parking spaces for the construction of a pocket park and expansion of restaurant use on property located in the Historic Commercial Tourist (HCT) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Vice Chair Gilleran, seconded by Mr. Varela, Sr., 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 Parking Variance be Passed subject to the conditions set forth on the staff report. The motion carried by the following vote:

Absent: 1 - Mr. Pike

Yes: 6 - Mr. Browning, Mr. Lloyd, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2018-25

11 **Minor Development Plan & Conditional Use - 1400 Block of Duval Street - A** request for minor development plan and conditional use for the construction of a pocket park and expansion of restaurant use on property located in the Historic Commercial Tourist (HCT) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Mr. Lloyd, seconded by Mr. Russo, that the Board finds that Applicant’s proposed Minor Development Plan and Conditional use demonstrates all the requirements of the Code Section 122-62(C) have been met by the Applicant, that the Applicant has demonstrated a “Good Neighbor Policy” and that the Application be granted with the conditions set forth on the staff report. The motion on carried by the following vote:

Absent: 1 - Mr. Pike

Yes: 6 - Mr. Browning, Mr. Lloyd, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2018-26

12

POSTPONED BY APPLICANT - Variance - 1231 Washington Street - (RE# 00041410-000000) - A request for variances to the minimum side and rear yard setback requirements, as well as the minimum open space requirements in order to construct a pool house in the rear side yard and expand decking on property located within in the Historic Medium Density Residential (HMDR) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Postponed to July 19, 2018.

13

Variance - 1222 & 1224 3rd Street - (RE# 00051550-000000) - A request for a variance to the minimum rear yard setback requirement in order to reconstruct a one story duplex structure with a raised v crimp roof on property located within the Medium Density Residential (MDR) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

A motion was made by Mr. Varela, Sr., seconded by Mr. Browning, 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 be Passed subject to the conditions set forth on the staff report. The motion carried by the following vote:

Absent: 1 - Mr. Pike

Yes: 6 - Mr. Browning, Mr. Lloyd, Mr. Russo, Mr. Varela Sr., Vice Chair Gilleran, and Chairman Holland

Enactment No: PB Res 2018-27

Public Comment

Reports

Adjournment 8:40 PM