



# City of Key West, FL

Old City Hall  
510 Greene Street  
Key West FL 33040

## Action Minutes - Final

### Planning Board

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Thursday, June 16, 2016

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 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

#### Call Meeting To Order

6:04 P.M.

#### Roll Call

**Absent** 1 - Ms. Spottswood

**Present** 5 - Mr. Browning, Mr. Gilleran, Mr. Pike, Mr. Varela Sr., and Chairman Holland

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

#### Approval of Minutes

1 May 26, 2016 (Regular)

Attachments: Minutes

A motion was made by Mr. Gilleran, seconded by Mr. Pike, that the Minutes be Approved. The motion passed by a unanimous vote.

#### Old Business

2 **Conditional Use - 504 Angela Street (RE #00054250-000000; AK #1054879)**

A request for conditional use to allow bar lounge use on property located in the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District.

- Attachments: [Package](#)  
[Noticing](#)  
[Public Comment 1](#)  
[Public Comment 2](#)

**A motion was made by Mr. Browning, seconded by Mr. Gilleran, that the item be Passed. The motion carried by the following vote:**

**Absent:** 1 - Ms. Spottswood

**Yes:** 5 - Mr. Browning, Mr. Gilleran, Mr. Pike, Mr. Varela Sr., and Chairman Holland

Enactment No: PB Res 2016-031

**3 Conditional Use - 501-505 Greene Street (RE #00000520-000000; AK #1000515)**

A request for conditional use to allow bar lounge use on property located in the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District.

- Attachments: [Package](#)  
[Noticing](#)

**A motion was made by Mr. Browning, seconded by Mr. Gilleran, that the item be Passed. The motion carried by the following vote:**

**Absent:** 1 - Ms. Spottswood

**Yes:** 5 - Mr. Browning, Mr. Gilleran, Mr. Pike, Mr. Varela Sr., and Chairman Holland

Enactment No: PB Res 2016-032

**4 Variance - 501-505 Greene Street (RE #00000520-000000; AK #1000515)**

A request for a variance to parking requirements for 8 parking spaces on property located within the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District.

- Attachments: [\\*Large File\\* Package](#)  
[Noticing](#)

**A motion was made by Mr. Browning, seconded by Mr. Pike, that the item be Passed. The motion carried by the following vote:**

**No:** 2 - Mr. Gilleran, and Mr. Varela Sr.

**Absent:** 1 - Ms. Spottswood

**Yes:** 3 - Mr. Browning, Mr. Pike, and Chairman Holland

Enactment No: PB Res 2016-033

**Discussion**

- 5 An Ordinance of the City of Key West, Florida, amending Chapter 86 the Code of Ordinances entitled "Definitions" by amending Section 86-9; amending Chapter 122 entitled "Zoning" by amending Section 122-1336 to allow the transfer of excess residential units; amending 122-1341 establishing criteria governing the transfer of excess units; renumbering existing sections 122-1340, 1341, 1342, 1242, 1344, and 1345; amending existing Section 122-1344 to allow transfer of excess units; amending existing Section 122-1345 to mortgagee consent when excess units are transferred; Providing for severability; Providing for repeal of inconsistent provisions; Providing for and effective date.

Attachments: Itemized List of Revisions  
DRAFT Affordable BPAS 06-03-16

Received and Filed

**Resolutions**

- 6 A resolution of the City of Key West recommending an ordinance to the City Commission amending Chapter 108 of the Code of Ordinances, entitled Planning and Development by amending existing Section 108-995 to set aside all available Building Permit Allocations during the July 1, 2016 - June 29, 2017 period exclusively for affordable housing; providing for severability; providing for repeal of inconsistent provisions, providing for an effective date.

Attachments: Package

**A motion was made by Mr. Pike, seconded by Mr. Browning, that the item be Passed. The motion carried by the following vote:**

**No:** 1 - Mr. Gilleran

**Absent:** 1 - Ms. Spottswood

**Yes:** 4 - Mr. Browning, Mr. Pike, Mr. Varela Sr., and Chairman Holland

Enactment No: PB Res 2016-034

- 7 A request for relief from Section 122-1469(4) for household income requirements of Workforce Housing Applicant Eligibility of the Code of Ordinances of the City of Key West, Florida.

Attachments: Review of Affordable Housing  
Staff Report

**A motion was made by Mr. Gilleran, seconded by Mr. Varela, Sr., that the item be Passed. The motion carried by the following vote:**

**No:** 1 - Mr. Pike

**Absent:** 1 - Ms. Spottswood

**Yes:** 4 - Mr. Browning, Mr. Gilleran, Mr. Varela Sr., and Chairman Holland

Enactment No: PB Res 2016-035

- 8 **Variance - 221 Petronia Street (RE# 00013580-000000; AK# 1013960)**  
A request for a variance to rear setback requirements in order to construct a two story residential addition located within the Historic Neighborhood Commercial (HNC-3) Zoning District.

Attachments: [221 Petronia- Variance](#)

A motion was made by Mr. Gilleran, seconded by Mr. Varela, Sr., that the Planning Resolution be Postponed until the next available meeting at the request of the property owner. The motion passed by a unanimous vote.

- 9 **Variance - 1117 South Street (RE # 00040210-000000; AK # 1040924)**  
A request for a variance to side and rear yard setback requirements as well as maximum building coverage requirements in order to enclose an existing carport, add a roof deck over an existing covered patio and expand existing floor area on property located within the Historic Medium Density Residential (HMDR) Zoning District.

Attachments: [Package](#)  
[Noticing](#)  
[Public Comment](#)  
[Public Comment](#)  
[Public Comment](#)

A motion was made by Mr. Varela, Sr., seconded by Mr. Browning, that the Planning Resolution be Postponed to July 21, 2016. The motion carried by the following vote:

**Absent:** 1 - Ms. Spottswood

**Yes:** 5 - Mr. Browning, Mr. Gilleran, Mr. Pike, Mr. Varela Sr., and Chairman Holland

- 10 **Alcohol Sales Exception - 417 Eaton Street (RE # 00004380-000200; AK # 9102622)**  
A request for an Alcohol Sales Exception in order to provide beer, wine and liquor sales to the general public at the restaurant/bar, property located within the Historic Residential Commercial Core (HRCC-1) Zoning District.

Attachments: [Package](#)

A motion was made by Mr. Jim Gilleran, seconded by Mr. Fredy Varela, Sr., that the Planning Resolution be Postponed to July 21, 2016. The motion passed by an unanimous vote.

**11 Conditional Use - 250 Trumbo Road (RE # 00001720-000200; AK # 1001805)**

A request for conditional use approval for a Dog Park use on property located within the Key West Bight (HRCC-2) Zoning District.

A motion was made by Mr. Jim Gilleran, seconded by Mr. Fredy Varela, Sr., that the Planning Resolution be Postponed to July 21, 2016. The motion passed by an unanimous vote.

**12 Conditional Use - 501 Whitehead Street (RE # 00009920-000200; AK # 8929420)**

A request for conditional use to allow a cultural and civic activities with associated/accessory commercial sales use on property located in the Historic Residential Office (HRO) Zoning District.

Attachments: [Package](#)  
[Noticing](#)

A motion was made by Mr. Browning, seconded by Mr. Pike, that the Planning Resolution be Passed with the Conditions as proposed by the Planning Department. The motion carried by the following vote:

**Absent:** 1 - Ms. Spottswood

**Yes:** 5 - Mr. Browning, Mr. Gilleran, Mr. Pike, Mr. Varela Sr., and Chairman Holland

Enactment No: PB Res 2016-036

**13 Official Zoning Map Amendment - 200 Greene Street (RE # 00000-00001630-000300 & 0000163-000500; AK # 8732473)**

A request to amend the Official Zoning Map from Historic Planned Redevelopment District (HPRD) to Historic Residential Commercial Core District (HRCC-1) on property located at 200 Greene Street of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

A motion was made by Mr. Gilleran, seconded by Mr. Browning, that the item be Postponed until July 21, 2016. The motion passed by a unanimous vote.

**14 Official Future Land Use Map Amendment - 200 Greene Street (RE # 00000-00001630-000300 & 0000163-000500; AK # 8732473)**

A request to amend the comprehensive plan Future Land Use Map (FLUM) from Historic Residential (HR) to Historic Commercial (HC) on property located at 200 Greene Street of the Land Development

Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments:    Noticing  
                          Staff Report and Package

A motion was made by Mr. Varela, Sr., seconded by Mr. Pike, that the item be Postponed until July 21, 2016. The motion passed by a unanimous vote.

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**Official Zoning Map Amendment - 402, 409 and 416 Appelrouth Lane; 515, 519 517, 533 Whitehead Street; 417 Southard Street (RE # 00010000-000102; 00010000-000103, 00010000-000104, 00010000-000105, 00010000-000106, 00010020-000000, 00009980-000000, 00009960-000000, 00009990-000000, 00010040-000000, 00010010-000000 AK # 8775636, 8775644, 8775652, 8775661, 8822308, 1010308, 1010251, 1010235, 1010260, 1010324, 1010294 )**

A request to amend the Official Zoning Map from Historic Residential Office (HRO) to Historic Residential Commercial Core- Duval Street Gulfside (HRCC-1) on property located at 402, 409 and 416 Appelrouth Lane; 515, 519, 517 and 533 Whitehead Street; 417 Southard Street.

Attachments:    Package  
                          Noticing

A motion was made by Mr. Gilleran, seconded by Mr. Varela, Sr., that the item be Postponed until July 21, 2016. The motion passed by a unanimous vote.

**Reports**

**Citizen Comments**

**Board Comments**

*It was requested that an Action Item be on the next Agenda to elect a new Vice Chairman for the Board.*

**Adjournment**

9:01 P.M.