



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Planning Board

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Tuesday, September 18, 2018

6:00 PM

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 305-809-3811 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 6:00 PM**

#### Roll Call

**Absent** 1 - Pike

**Present** 6 - Mr. Browning, Mr. Lloyd, Mr. Russo, Mr. Varela Sr., Mr. Gilleran, and Chairman Holland

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

A motion was made by Mr. Gregory Lloyd, seconded by Mr. Ed Russo, the Agenda be Approved, postponing items 2, 3 and 6 to the October 18 meeting and Item 13 being withdrawn. The motion passed by an unanimous vote.

#### Approval of Minutes

1 August 16, 2018

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

**Old Business**

- 2**                    **POSTPONED BY STAFF - Variance - 3228 Flagler Avenue - (RE# 00069040-000000)** - A request for a variance to the minimum side yard setback requirement in order to construct eight residential units on property located within the Commercial Limited (CL) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Postponed to October 18, 2018 meeting.**
  
- 3**                    **POSTPONED BY STAFF - Minor Development Plan, Conditional Use, and Landscape Waiver - 3228 Flagler Avenue (RE#00069040-000000)** - A request for minor development plan, Conditional Use and landscape waiver approvals for the construction of eight (8) non-transient units on property located within the Commercial Limited (CL) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Postponed to October 18, 2018 meeting.**
  
- 4**                    **Text Amendment of the Comprehensive Plan** - A resolution of the Key West Planning Board recommending an ordinance to the City Commission amending Table 1-1.1.5 and Policy 1-1.1.10 entitled "Allowed Uses in Historic Public and Semi-Public" of the Comprehensive Plan; providing for the repeal of inconsistent provisions; an effective date; and providing for the inclusion into the City of Key West Comprehensive Plan.

**A motion was made by Vice Chair Gilleran, seconded by Mr. Lloyd, that the Planning Resolution be Passed. 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 2018-44

**5**                    **Text Amendment of the Land Development Regulations - A**  
resolution of the Key West Planning Board recommending an ordinance to the City Commission amending Chapter 122 entitled “Zoning”; Article IV entitled “Districts”; Division 11 entitled “Historic Public and Semipublic Services District”; Subdivision I entitled “Historic Public and Semipublic Services District (HPS)”; Section 122-956 entitled “Intent”; Section 122-958 entitled “Conditional Uses”; and Section 122-960 entitled “Dimensional Requirements” 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 Planning Resolution be Passed. 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 2018-45

**New Business**

**6**                    **POSTPONED BY APPLICANT - Exception for Outdoor Merchandise Display - 407 A & B Front Street (RE # 0000180-000000)** - A request for exception for outdoor merchandise display on property located within the Historic Residential Commercial Core Duval Street Gulfside (HRCC-1) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Postponed to October 18, 2018 meeting.**

**7**                    **Minor Development Plan - 1028-1030 Truman Avenue (RE # 00033280-000000)** - A request for minor development plan approval for the construction of a new two-story commercial structure in the front of the parcel and a new two-story two-family residential structure in the rear of the parcel located in 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 Mr. Browning, seconded by Mr. Lloyd, that the Planning Resolution be Passed. 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 2018-46

**8 Variance - 1515-1525 Bertha Street & 1512 Dennis Street (RE# 00063400-000100 & RE# 00063400-000000)** - A request for variances to maximum allowable impervious surface and minimum street-side and rear-yard setback requirements in order to construct a 3-story structure on property located within the Commercial Limited (CL) 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. 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 2018-47

**9 Major Development Plan and Conditional Use - 1515-1525 Bertha Street & 1512 Dennis Street (RE# 00063400-000100 & RE# 00063400-000000)** - A major development plan and conditional use application for the construction of forty-seven residential units and an administration building located within the Commercial Limited (CL) 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 Planning Resolution 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 2018-48

**10 Variance - 622 Mickens Lane (RE # 00013130-000100)** - A request for a variance to the parking requirement of one off-street parking space to allow for no off-street parking for property located within the Historic Residential Office (HRO) Zoning District pursuant to Sections 90-395 and 108-572 (1) of 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. 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 2018-49

11

**Variance - 1116 Packer Street - (RE# 00031440-000100) - A**

request for variances to the maximum building coverage allowed and the minimum side setback in order to construct a covered porch in the rear yard on 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.

**A motion was made by Mr. Russo, 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:**

**No:** 2 - Mr. Browning, and Vice Chair Gilleran

**Absent:** 1 - Mr. Pike

**Yes:** 4 - Mr. Lloyd, Mr. Russo, Mr. Varela Sr., and Chairman Holland

Enactment No: PB Res 2018-50

12

**An After-the-Fact Variance - 3302 Harriet Avenue - (RE# 00031440-000100) - A**

request for variances to maintain a 6 foot solid fence on the front of the property and a eight foot gate entry on the side of the 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. Browning, seconded by Mr. Russo, that the Planning Board Resolution be Postponed to the October 18, 2018 meeting. The motion carried by the following vote:**

**No:** 1 - Vice Chair Gilleran

**Absent:** 1 - Mr. Pike

**Yes:** 5 - Mr. Browning, Mr. Lloyd, Mr. Russo, Mr. Varela Sr., and Chairman Holland

13

**WITHDRAWN BY STAFF - Amended and Restated Development Agreement Extension - 3840 North Roosevelt Boulevard (RE# 00064950-000000, AK # 1065471)** A request for an extension of an approved Amended and Restated Development Agreement in the General Commercial (CG) Zoning District pursuant to Chapter 90, Article IX and Section 122-416 through 122-420 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Withdrawn by Staff**

**Public Comment**

**Reports**

**Adjournment 8:15 PM**