



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Planning Board

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Thursday, November 17, 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

6:00 PM

#### Roll Call

**Absent** 3 - Mr. Lloyd, Mr. Pike, and Mr. Varela Sr.

**Present** 4 - Mr. Browning, Mr. Gilleran, Ms. Spottswood, and Chairman Holland

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

*A request to move item # 12 to the end of the meeting was made by Mr. Gilleran.*

**A motion was made by Mr. Jim Gilleran, seconded by Mr. Jim Gilleran, that the be Approved on the Consent Agenda. The motion passed by an unanimous vote.**

#### Approval of Minutes

1 Planning Board Minutes from October 20, 2016

**A motion was made by Mr. Michael Browning, seconded by Ms. Christy Spottswood, that the Minutes be Approved. The motion passed by an unanimous vote.**

#### Action Items

- 2                   **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.

**Postponed**

Enactment No: PB Res 2016-047

- 3                   **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.

**Postponed**

- 4                   **Text Amendment and Official Zoning Map Amendment - 281, 291, 301 Front Street (RE# 00000200-000102; RE# 00000200-000101; RE# 00072082-001800); 200 Greene Street (RE# 00001530-000300); 402, 420 Wall Street (RE# 00000170-000000; RE# 00072082-001700; RE# 00072082-001200); 1 Whitehead Street (RE# 00072082-00190); and other parcels with unassigned addresses (RE# 00072082-001400; RE# 00072082-001100; RE# 00072082-003700; RE# 00072082-001300) - A request to amend the Land Development Regulations and the Official Zoning Map from Historic Public and Semipublic Services (HPS) and Historic Planned Redevelopment (HPRD) to Historic Mallory Square Arts and Cultural District (HMSAC) on the properties stated above of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

**Postponed**

**5 Official Future Land Use Map (FLUM) Amendment - 281 and 291 Front Street (RE# 0000200-000102 and RE# 0000200-000101); 200 Greene Street and 200 Greene Street front parcel (RE# 00001530-000300 and RE# 00001630-000500) - A request to amend the comprehensive plan Future Land Use Map (FLUM) from Historic Residential to Historic Public/Semipublic on the properties stated above of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

**Postponed**

**6 WITHDRAWN BY APPLICANT - Variance - 1185 20th Street (RE # 00064950-000000; AK # 1065471) - A request for a variance to parking requirements for 18 parking spaces on property located within the Commercial General (CG) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

**Postponed**

**7 Variance - 3820 & 3824 North Roosevelt Boulevard (RE # 00065530-000000, AK # 1068233 ; RE # 00065550-000000, AK # 1068250 ) - A request for a variance to parking requirements to allow for bicycle substitution of parking spaces, increased compact spaces and a variance to 5 vehicular spaces on property located within the General Commercial (CG) Zoning District.**

**A motion was made by Mr. Michael Browning, seconded by Ms. Christy Spottswood, that the Planning Resolution be Passed. The motion passed by an unanimous vote.**

Enactment No: PB Res 2016-048

**8 Variance - 231 Margaret Street (RE # 00072082-004400, AK # 8818645)) - A request for a variance to parking requirements for 4 parking spaces on property located within the Historic Residential Commercial Core - Key West Bight (HRCC-2) Zoning District.**

**Postponed**

Enactment No: PB Res 2016-051

**9 Conditional Use - 150 Simonton Street (RE # 0000290-000000; AK # 1000281)** - A request for a conditional use for the relocation of a recreational rental vehicle use on property located in the Historic Residential Commercial Core - Duval Street Gulfside (HRCC-1) Zoning District.

**Postponed**

Enactment No: PB Res 2016-052

**10 Withdrawn by APPLICANT - Variance - 1014 Johnson Street (RE # 00058630-000000; AK #1059111)** -A request for a variance to the maximum building coverage requirements in order to construct a one story addition on property located within the Single Family Residential (SF) Zoning District.

**Withdrawn**

**11 Variance Extension - 1019 Varela Street ( RE # 00032500-000000; AK # 1033251 )** - A request for a variance extension to Resolution No. 2014-57 granting a variance to maximum impervious surface on property located in the Historic Medium Density Residential (HMDR) Zoning District.

**A motion was made by Mr. Jim Gilleran, seconded by Mr. Michael Browning, that the Planning Resolution be Passed. The motion passed by an unanimous vote.**

Enactment No: PB Res 2016-049

**12 POSTPONED BY APPLICANT TO FEBRUARY 16, 2017 MEETING - An After-the-Fact Variance - 1109 Stump Lane (RE# 00007120-000000; AK# 1007382)** - A request for after-the-fact variances to rear and side setback requirements in order to raise of the walls, redesign the roof and renovate an existing accessory structure located within the Historic High Density Residential (HHDR) Zoning District.

*The Commissioners encouraged the applicant to try and meet with the neighbors, before bringing the item back to the January meeting.*

**A motion was made by Mr. Jim Gilleran, seconded by Mr. Michael Browning, that the Planning Resolution be Postponed. The motion passed by an unanimous vote.**

- 13                    **Variance - 1215 Margaret Street ( RE # 00029690-000000; AK # 1030457 )** - A request for variances to the maximum 30% rear yard coverage for an accessory structure and minimum front, rear and side setbacks in order to rebuild a covered porch, rear addition and rear accessory structure on property located within the Historic Medium Density Residential (HMDR) Zoning District.

**Postponed**

- 14                    **Conditional Use- 927 Eaton Street (RE # 00002750-000000; AK # 1002852)** - A Conditional Use request to be a Career Adult Education Facility on property located in the Historic Neighborhood Commercial (HNC-2) Zoning District.

*The item passed with the following conditions; No more than 30 students attending, with the Hours being 9:00am - 8:00 pm Monday - Thursday, and 9am - 4 pm on Fridays.*

**A motion was made by Mr. Jim Gilleran, seconded by Ms. Christy Spottswood, that the Planning Resolution be Passed, with conditions. The motion passed by an unanimous vote.**

Enactment No: PB Res 2016-050

**Public Comments**

**Reports**

**Adjournment**

**7:00 PM**