



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final - Final

Planning Board

Thursday, November 16, 2017

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, Mr. Pike, Mr. Russo, Mr. Varela Sr., Mr. Gilleran, and Chairman Holland

Pledge of Allegiance to the Flag

Approval of Agenda

A motion was made by Vice Chair Jim Gilleran, seconded by Mr. Ed Russo, the Agenda be approved as amended with Items 5 & 6 being postponed by applicant to December 21, 2017 at 6pm. The motion passed by an unanimous vote.

Approval of Minutes

1 October 19, 2017

Attachments: [Minutes](#)

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

Old Business

- 2 **Variance - 2615 Harris Avenue (RE# 00048430-000000)** - A request for a variance to the minimum front setback requirements in order to install a modular single family residence on 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.

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

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

- Recuse:** 1 - Mr. Varela Sr.
- Yes:** 6 - Mr. Browning, Mr. Lloyd, Mr. Pike, Mr. Russo, Vice Chair Gilleran, and Chairman Holland
- Enactment No: PB Res 2017-52

New Business

- 3 **Alcohol Sales Exception - 414 Simonton Street (RE # 00006390-000200, 00006460-000000, 00006470-000000)** - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home on 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.

Attachments: [Resolution](#)
 [Staff Report](#)
 [Package](#)
 [Noticing Package](#)
 [Public Comment 1](#)
 [Public Comment 2](#)

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 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 with the following condition, the sale of alcohol shall only be to Inter Ocean

Holdings, LLC or to the registered guests of the property. 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 2017-53

4

Amending an Alcohol Sales Special Exception - 511 Eaton Street (RE # 00004330-000000) - A request to amend approved Resolution 2017-40 for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home for property located within the Historic Residential Commercial Core (HRCC-1) Zoning District of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Resolution](#)
[Package](#)
[Noticing Package](#)
[Public Comment 1](#)

A motion was made by Mr. Browning, seconded by Mr. Russo, 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 Amending an Alcohol Sales Special Exception be Passed. 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 2017-54

5

Comprehensive Plan Text Amendment - 402 Appelrouth Lane (RE# 00010000-000102; RE# 00010000-000103; RE# 00010000-000104; RE# 00010000-000105; RE# 00010000-000106), 409 Appelrouth Lane (RE# 00010020-000000), 416 Appelrouth Lane (RE# 00009980-000000), 517 Whitehead Street (RE#00009990-000000), 533 Whitehead Street (RE# 00010010-000000) - A resolution of the City of Key West Planning Board recommending an ordinance to the City Commission proposing an amendment to Table 1-1.1.5 of the Future Land Use Element of the Comprehensive Plan; providing for severability; providing for the repeal of inconsistent provisions; an effective date; and providing for the inclusion into the City of Key West Comprehensive Plan.

- Attachments:** [Staff Report](#)
 [Resolution](#)
 [Package](#)
 [Ordinance](#)
 [Noticing Package](#)

Postponed

Enactment No: PB 2017-56

6

Land Development Regulation Text Amendment - 402 Appelrouth Lane (RE# 00010000-000102; RE# 00010000-000103; RE# 00010000-000104; RE# 00010000-000105; RE# 00010000-000106), 409 Appelrouth Lane (RE# 00010020-000000), 416 Appelrouth Lane (RE# 00009980-000000), 517 Whitehead Street (RE#00009990-000000), 533 Whitehead Street (RE# 00010010-000000)A request to amend the Historic Residential/Office (HRO) Zoning District to allow additional permitted and conditional uses defined on the properties stated above pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
 [Resolution](#)
 [Revised Application](#)
 [Package](#)
 [Ordinance](#)
 [Noticing Package](#)

Postponed

Enactment No: PB 2017-57

7

Variances - 815 Whitehead Street (RE #00017080-000100) - A request for variances to side-yard setback requirements, maximum impervious surface area, and maximum building coverage to allow for the installation of a 96-square-foot swimming pool, a 130-square-foot pool cabana, and a roof addition over an existing 243-square-foot rear porch 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.

Attachments: [Staff Report](#)
[Resolution](#)
[Package](#)
[Noticing Package](#)
[Public Comment](#)

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”, removing the impervious coverage on the walkway and that the Variance be Passed. 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 2017-55

8 Proposed 2018 Meeting Dates

Attachments: [2018 proposed Planning Board meeting dates](#)

A motion was made by Mr. Michael Browning, seconded by Mr. Peter Pike, that the Action Items be Approved. The motion passed by an unanimous vote.

Public Comment

Reports

Adjournment 6:40 PM