



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Planning Board

Thursday, February 18, 2021

5:00 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 (POWER POINT ONLY) FOR AGENDA ITEMS MUST BE RECEIVED IN THE CITY CLERK'S OFFICE (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

Call Meeting To Order -5:40 PM

Roll Call

Absent 1 - Vice Chair Gilleran

Present 6 - Ms. Brew, Mr. Browning, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

Pledge of Allegiance to the Flag

Approval of Agenda

The agenda was approved unanimously as changed.

Approval of Minutes

1 January 21, 2021

Attachments: [Minutes](#)

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

Old Business

2

Variance - 111 Olivia Street - (RE# 00014720-000000) -

A request for variances to the maximum building coverage, maximum impervious surface, minimum open space, and minimum required off-street parking spaces for property located within the Historic Neighborhood Commercial (HNC-3) Zoning District pursuant to Sections 90-395, 122-870 (4)(a), 122-870(4)(b), 108-346(b), and 108-572 (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:** [Staff Report](#)
[Package](#)
[3.19.20 Noticing Package](#)
[4.16.20 Noticing Package](#)
[4.28.20 Noticing Package](#)
[8.20.20 Noticing Package](#)
[9.17.20 Noticing Package](#)
[10.15.20 *Large File* Noticing Package](#)
[2.18.21 Noticing Package](#)

A motion was made by Mr. Lloyd, seconded by Mr. Varela, that the Planning Resolution be Approved. The motion carried by the following vote:

Absent: 1 - Vice Chair Gilleran

Yes: 6 - Ms. Brew, Mr. Browning, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

3

Major Development Plan, Conditional Use & Landscape Waivers - 111 Olivia Street (RE #00014720-000000) - A request for major development plan, conditional use and landscape waiver approvals for the construction of a 9,496 square foot two story community center with a commercial kitchen, a computer lab, a music room, a sound studio, a main hall assembly space, classrooms, and offices on property located within the Historic Neighborhood Commercial (HNC-3) Zoning District pursuant to Sections 108-91.A.2 (b), 108-517, 122-62 and 122-868 (2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments:
- [Staff Report](#)
 - [Planning Board Package](#)
 - [3.19.20 Noticing Package](#)
 - [4.16.20 Noticing Package](#)
 - [4.28.20 Noticing Package](#)
 - [8.20.20 Noticing Package](#)
 - [9.17.20 Noticing Package](#)
 - [10.15.20 *Large File* Noticing Package](#)
 - [2.18.21 Noticing Package](#)

A motion was made by Mr. Lloyd, seconded by Ms. Brew, that the Planning Resolution be Approved. The motion carried by the following vote:

- Absent:** 1 - Vice Chair Gilleran
- Yes:** 6 - Ms. Brew, Mr. Browning, Ms. Henderson, Mr. Lloyd, Mr. Varela, and Chairman Holland

4 Alcohol Sales Exception - 907 Whitehead Street - (RE# 00017930-000000) - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral property in order to serve beer and wine for special events accessory to the museum on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 18-28(b)2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

- Attachments: [Staff Report](#)
 [Non-Objection Letter - St James Church](#)
 [Package](#)
 [Noticing Package](#)
 [2.18.21 Noticing Package](#)

Postponed to March 18, 2021

5 Request for Postponement by Applicant: Variance - 1020 Margaret Street (RE# 00030490-000000) - A request for a variance to the minimum front setback and the minimum rear setback for a minor development plan to renovate two existing historic single-family structures and construct three new single-family structures in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 122-600 (6) a., and 122-600 (6) c.

- Attachments: [Staff Report](#)
 [Planning Package](#)
 [*Large File* Noticing Package](#)
 [Staff Presentation](#)
 [2.18.21 Noticing Package](#)

Postponed Indefinitely

6

Request for Postponement by Applicant: Minor Development Plan and Landscape Waiver - 1020 Margaret Street (RE# 00030490-000000) - A request for approval of a minor development plan to renovate two existing historic single-family structures and construct three new single-family structures, as well as installing an inground pool and a paved parking lot in the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 108-91, 108-517, 122-596, and 122-597 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Reports](#)
 [Planning Package](#)
 [*Large File* Noticing Package](#)
 [2.18.21 Noticing Package](#)

Postponed Indefinitely

7

Transient License Transfer - One (1) license in Unassigned Status to 536 Fleming Street (RE# 00009440-000000) - A request to transfer one (1) transient license in unassigned status at Key Cove LLC to property located within the Historic Neighborhood Commercial (HNC-1) zoning district pursuant to Sections 122-776 and 122-1338 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Attachments: [Staff Report](#)
[Staff Presentation](#)
[Planning Package](#)
[*Large File* Application](#)
[Revision to Application](#)
[Second Revision to Application](#)
[Floodplain Comments](#)
[Utilities Comments](#)
[Keys Energy Comments](#)
[Noticing Package](#)
[Public Comments - Jacob](#)
[11.19.20 Noticing Package](#)
[Public Comments - Ford](#)
[Public Comments - Crowley](#)
[Public Comments - Elitcher](#)
[2.18.21 Noticing Package](#)
[Public Comments - Hinkle](#)
[Public Comments - Brakebill](#)
[Public Comments - Haskell](#)

Postponed to May 20, 2021.

- 8 **Request for Item to be Withdrawn by Staff: 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 the Land Development Regulations Chapter 14: Buildings and Building Regulations Section 14-35 with the addition of Sec 604.4, Table 604.4, Provisions P2906.2 and 2903.2, and Table P2903.2a; and Chapter 108: Planning and Development Section 108-958 with the addition of Section 4 and Section 5.

Withdrawn

- 9 **Text Amendment of the Comprehensive Plan - A**
Resolution of the City of Key West Planning Board recommending an Ordinance to the City Commission replacing Appendix C: City of Key West Water Supply Facilities Work Plan, as well as amending Comprehensive Plan sections - Chapter 1: Future Land Use Element Objectives 1-1.7 and 1-1.12, and Policies 1.1.12.6, 1.1.12.7 and 1.1.12.8; Chapter 4: Public Facilities Element Objectives 4-1.2, and Policies 4-1.2.1 and 4-1.2.2; Chapter 5: Coastal Management Element Policy 5-1.2.2; Chapter 6: Conservation Element Policies 6-1.2.5, 6-1.2.8, 6-1.2.9, 6-1.2.11, 6-1.2.12, 6-1.2.14 and 6-1.2.19; Chapter 8: Intergovernmental Coordination Element Policies 8-1.3.5 and 8-1.3.7; and Chapter 9: Capital Improvements Element Policies 9-1.6.1, 9-4.1.1 and 9-4.1.3. as well as amendments to the section entitled, Data and Analysis, Chapter 5, Section 5.2 Potable Water.

Postponed to May 20, 2021.

Reports

Public Comments

Board Member Comments

Adjournment - 6:26 PM