



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Action Minutes - Final Planning Board

Thursday, January 19, 2012

6:00 PM

Old 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 at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Call Meeting To Order

Pledge of Allegiance to the Flag

Roll Call

Absent 1 - Mr. Root

Present 6 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Oropeza, Ms. Tennyson, and Mr. Klitenick

Approval of Agenda

Approval of Minutes

1 November 16, 2011 Special Meeting Minutes

Attachments: [November 16, 2011 DRAFT](#)

A motion was made by Mr. James Gilleran, seconded by Mr. Sam Holland, Jr., that the Minutes be Passed. The motion passed by unanimous vote.

2 November 17, 2011 Meeting Minutes

Attachments: [November 17, 2011 DRAFT](#)

A motion was made by Mr. Sam Holland, Jr., seconded by Ms. Lisa Tennyson, that the Minutes be Passed. The motion passed by unanimous vote.

3 December 5, 2011 Special Meeting Minutes

Attachments: [December 5, 2011 - DRAFT](#)

A motion was made by Mr. James Gilleran, seconded by Ms. Lisa Tennyson, that the Minutes be Passed. The motion passed by unanimous vote.

Resolutions

Old Business

4 **PS Zoning District Ordinance** - An ordinance of the City of Key West amending Chapter 122 of the Code of Ordinances entitled "Zoning" of Article IV by amending Sections 122-1016, 122-1017, 122-1018, and 122-1020 for the Public and Semi-public (PS) zoning district, of the City of Key West Land Development Regulations, providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Attachments: [PS Zoning District Amendments Attachments](#)
[PS Public Comments \(Revised 1.19.12 - 9am\)](#)

A motion was made by Mr. Gilleran, seconded by Mr. Holland, that the Resolution be Postponed. The motion carried by the following vote:

Recuse: 2 - Mr. Oropeza, and Ms. Tennyson

Absent: 1 - Mr. Root

Yes: 4 - Mr. Browning, Mr. Gilleran, Mr. Holland, and Chairman Klitenick

5 **Variance - 400 South Street (RE# 00036390-000000)** - A request for a variance to the maximum allowed wall height of six feet to the requested eleven feet proposed within the coastal construction control line on a property located within the HCT zoning district per Section 122-1148 (2) and 122-1183 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [400 South Writ of Certiorari Lear POA](#)

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

Absent: 1 - Mr. Root

Yes: 6 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Oropeza, Ms. Tennyson, and Chairman Klitenick

New Business

6 **Conditional Use - 501 Southard Street aka 537 Duval (RE# 00009660-000000, 00009680-000000)** - An application for Conditional Use approval for a beer and wine bar located at 501 Southard Street, in the HRCC-1 zoning district per Section 122-688 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [501 Southard Verification/Authorization - revised 1.18.12](#)

A motion was made by Mr. Holland, seconded by Mr. Oropeza, that the Resolution be Passed. The motion carried by the following vote:

Absent: 1 - Mr. Root

Yes: 6 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Oropeza, Ms. Tennyson, and Chairman Klitenick

7 **Comprehensive Planning Report** - Presentation of the schedule and approach to the Evaluation and Appraisal Report (EAR) amendments to the City of Key West Comprehensive Plan.

Attachments: [EAR Amendments](#)

Received and Filed

8 **Future Land Use Amendment** - Consideration of an ordinance of the City of Key West, addressing the compatibility of lands adjacent to or closely proximate to military installations in the future land use element of the City of Key West Comprehensive Plan; revising Policy 1-3.9.1, and creating Policy 1-3.9.2, Policy 1-3.9.3, Policy 1-3.9.4, Policy 1-3.9.5, Policy 1-3.9.6, and Policy 1-3.9.7; providing for severability; providing for the repeal of inconsistent provisions; providing for transmittal to the State Land Planning Agency; providing for the filing with the Secretary of State and for an effective date; and providing for the inclusion in the City of Key West Comprehensive Plan

Attachments: [Future Land Use Amendment Data & Analysis](#)

Postponed

9 **Building Permit Allocation System (BPAS) Annual Report** - Presentation of the tracking and monitoring requirements and recommended changes to the BPAS, as required by Section 108-995 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Attachments: [BPAS Annual Report](#)

A motion was made by Mr. Michael Browning, seconded by Mr. Gregory Oropeza, that the Resolution be Passed. The motion passed by unanimous vote.

Absent: 1 - Mr. Root

Yes: 6 - Mr. Browning, Mr. Gilleran, Mr. Holland, Mr. Oropeza, Ms. Tennyson, and Chairman Klitenick

10 **Zoning in Progress** - A resolution of the City of Key West Planning Board recommending to the City Commission the invoking of the Zoning in Progress Doctrine; declaring that the City is considering amendments to its Land Development Regulations to adopt a Building Permit Allocation System; directing Building and Planning Department staff to continue the policy of deferring the acceptance and processing of development applications requiring the issuance of building permit allocations; continuing this policy until new building permit allocation regulations or amended Land Development Regulations are adopted by the City Commission; providing for retroactive effect, directing staff to continue preparations of new Building

Permit Allocation Regulations; providing for an effective date.

Attachments: [Zoning in Progress](#)

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

Planner's Report

Q&A - Items of interest from Planning Board Members

Adjournment